



CITY OF LONG BEACH HOUSING ELEMENT

April 2001



City of Long Beach

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Pat Garrow, Senior Planner
Ellie Tolentino, Acting Manager, Housing Services Bureau
Barbara W. Knight, Housing Development Officer

Cotton, Bridges & Associates

Mark Hoffman, Associate
Karen Warner, Senior Associate

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City of Long Beach
Housing Element



INTRODUCTION

1. INTRODUCTION

A. Community Context

Incorporated in 1888, Long Beach is a progressive urban community of 457,000 residents located in the South Bay region of Los Angeles County. The City is home to the world-renowned Port of Long Beach, a rejuvenated and thriving downtown, major employers, tourist attractions, a State University, and varied residential communities.

Long Beach benefits significantly from strong employment and educational bases. The City's economy is expanding as the region's economic base continues to shift from manufacturing industries to an information-based economy built around higher technology, a more skilled/educated labor force, and venture capital investments. To facilitate this transition, new housing opportunities are needed to accommodate the newly emerging workforce.

Long Beach has a very diverse resident population and is a community where no single race or ethnic group is the absolute majority. This is largely because of the Navy's presence, and the influx of foreign immigrants from the 1970s through the present. This diversity is also reflected in age groups, special needs populations, and families. Growing population diversity carries important housing implications, as housing needs and preferences commonly vary by race/ethnicity, and place of origin.

Long Beach offers a range of housing opportunities, varying from single-family homes, moderate-density townhomes, to higher-density condominiums and apartments. Future housing growth will be focused in the downtown, on major transit corridors, and within close proximity to major employment and activity centers. Through the Long Beach Housing Development Company, the City will continue to be active in preserving and creating affordable housing opportunities for its residents.

Although the Long Beach economy has improved, the improvement has been uneven. Residents in certain areas have high levels of housing overcrowding and overpayment. Economic recovery has resulted in a rapid increase in housing prices, placing a burden upon individuals and families of lower income and those with special housing needs. Certain neighborhoods also have a higher proportion of older housing. As housing stock ages, neighborhood preservation and improvement is becoming a significant concern.

Therefore, Long Beach faces several challenges over the 2000-2005 planning period of the Housing Element. These challenges include ensuring the quality and affordability of the housing stock, ensuring that suitable housing is available for persons of all economic strata, directing reinvestment in lower income areas, assisting individuals and families with special housing needs, and meeting the needs of a diversifying community. This Housing Element sets forth policies and programs to address these and other identified housing needs.

B. Organization of the Housing Element

The Housing Element is a five-year housing plan extending from 2000 through 2005. The Housing Element identifies policies, programs and objectives that focus on the following issues: 1) conserving and improving existing affordable housing; 2) providing adequate sites for new housing, 3) assisting in the development of affordable housing; 4) removing governmental constraints to housing development; and 5) promoting equal housing opportunities for Long Beach's population. The Housing Element consists of the following:

- An analysis of the City's demographic, household and housing characteristics to identify housing needs (Section 2);
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Section 3);
- An evaluation of the land, financial and administrative resources available to address Long Beach's housing needs (Section 4);
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (Section 5);
- A glossary of terms used in the Element and summary of community comments received at public workshops on the Housing Element (Appendix A & B).

C. Data Sources and Methods

In preparing the Housing Element, various sources of information were consulted. The 1990 Census provides the basis for population and household characteristics. Although dated, the Census is the most comprehensive and widely accepted source of information on demographic characteristics. In addition, the 1990 Census is used in the Housing Element to ensure consistency with state and federal housing plans.

However, to ensure that the 2000-2005 Housing Element provides as timely information as possible to facilitate planning purposes, several information sources are used to provide reliable updates of the 1990 Census. These are as follows:

- ? Demographic data is updated by the State Department of Finance and the County of Los Angeles Urban Research Division as of 1998.
- ? Housing market data is updated by obtaining current rents and homes sale prices through surveys and property tax assessor's files as of 1999.
- ? Service agencies are consulted for program information to provide information on the nature and magnitude of service needs as of 1999.
- ? Lending patterns are analyzed from financial institutions based on an analysis of Home Mortgage Disclosure Act data as of 1998.

D. Public Participation

Opportunities for residents to identify community housing needs, recommend strategies, and comment on the City's Housing Element are integral to a successful element. Participation was solicited through the local newspaper, flyers distributed by the City's six Community Planners at meetings with local community groups, and through regular updates and postings on the City's web site. Furthermore, 152 neighborhood and citywide organizations were direct mailed notices regarding the workshops. Therefore, significant public noticing was accomplished for the Housing Element.

Numerous groups representing the community participated in various aspects of updating the 2000-2005 Housing Element at the community workshops. A sample of participating groups include the following: Carmelitos (Public Housing) Tenants Association, Long Beach Central Area Association, Empower Long Beach Coordinating Council, Central Long Beach Business Association, Long Beach Area Coalition for the Homeless, Disabled Resource Center, Long Beach Affordable Housing Coalition, Foundation for Independent Living, National Association for the Mentally Ill, and the Legal Aid Foundation to mention a few.

During the Needs Assessment phase, two rounds of community workshops were conducted in different neighborhoods to solicit input. A Housing Needs Questionnaire was distributed during the meetings, and to neighborhood organizations. Approximately 350 surveys were completed. This community input has been reflected in the Element's policies and programs. A summary of each community meeting is contained in Appendix B and a detailed tabulation of the Needs Survey is available at City Hall in the Advanced Planning Division (5th Floor). As a result of these efforts, the following themes arose on priority housing needs and programs:

Housing Needs	Housing Programs
Overcrowding/density issues	Housing/neighborhood revitalization
Housing/neighborhood conditions	Residential code enforcement
Need for homeownership opportunities	New affordable/accessible housing
Need for affordable/accessible housing	Homeowner/renter assistance

Upon completion of the draft 2000-2005 Housing Element, the Planning Commission, Housing Authority, Housing Development Company, Redevelopment Agency, Disability Commission, and City Council conducted study sessions. Participants at the prior community meetings were notified of each meeting. The Draft Element was then submitted to the Department of Housing and Community Development for comment.

After HCD reviewed the draft Housing Element, public hearings were held before the Planning Commission and the City Council. Notice was published in the local newspaper in advance of each hearing and copies of the draft Element were available for public review at City Hall and the libraries. After the City Council adopted the Housing Element, the Housing Element was circulated to the California Coastal Commission for review and certification.

E. Relationship to Other General Plan Elements

The 2000-2005 Housing Element is Chapter 3 of the Long Beach General Plan. The General Plan consists of the following nine elements or chapters: 1) Land Use; 2) Transportation; 3) Housing; 4) Open Space; 5) Conservation; 6) Noise; 7) Safety; 8) Seismic Safety; and 9) Air Quality. This Housing Element builds upon the other General Plan elements and the policies and programs set forth remain consistent with the goals, policies, and objectives set forth by the Long Beach General Plan.

At this time, the revised Element does not propose significant change to any other element of the City's adopted General Plan. However, if it becomes apparent that over time changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council. The City also intends to undertake an integrated update of its Land Use, Transportation and Housing Element upon release of the 2000 Census data (approximately 2002), ensuring consistency and close integration among these key General Plan elements.

F. Relationship to Strategic Plan

The goals, policies and programs contained in the 2000-2005 Housing Element as well as the other aforementioned Elements of the General Plan are derived from several key documents. In preparing the new Citywide Strategic Plan, the "Community Scan" was conducted in 1997 to determine the key issues and concerns of area residents, businesses, and community groups. The Strategic Plan incorporated the Community Scan input and set forth the following issues as reflected in the Housing Plan Section.

- Build a strong network of healthy neighborhoods in Long Beach;

- Strengthen community leadership, collaboration and stewardship and increase public participation;

- Create healthy neighborhoods where diversity is celebrated, arts and cultural programs flourish, services are accessible, and all people have tools to improve the quality of their lives;

- Support neighborhood efforts to create beauty and pride by removing blight and providing high-quality and well-maintained public infrastructure, parks and public facilities in each neighborhood; and

- Improve the quality and availability of neighborhood housing by addressing declining homeownership, neighborhood stability, and overcrowding.



City of Long Beach
Housing Element



HOUSING NEEDS ASSESSMENT

2. HOUSING NEEDS ASSESSMENT

Assuring the availability of decent and affordable housing for residents of all social and economic groups is an important goal for Long Beach. To that end, this section of the Housing Element analyzes important population and housing characteristics to identify the City's specific housing needs. Important characteristics to consider include:

- ✍ Demographic issues of age, race/ethnicity, and employment;
- ✍ Household type, age, and income levels;
- ✍ Special housing needs present in Long Beach;
- ✍ Housing type, cost, condition and affordability; and
- ✍ Evaluation of the City's share of the region's housing needs

As a result of this analysis, this section will clarify the type and extent of housing needs of residents in Long Beach. Moreover, this evaluation will also serve as the basis for the City's goals, policies, and programs detailed in the Housing Plan (Chapter V) that will be implemented over the 2000-2005 planning period of the Housing Element.

A. Population Characteristics

Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, age characteristics, race/ethnicity, and employment trends combine to influence the type of housing needed and ability to afford housing. This section details the various population characteristics affecting housing needs.

1. Population Trends

As of 2000, the City of Long Beach is the fifth largest city in the State of California. The past 50 years have seen extensive growth, with population increasing from approximately 251,000 persons in 1950 to slightly over 457,000 by the Year 2000. Over this period, Long Beach has experienced several cycles of growth – each bringing with it changes in population characteristics that affect housing need. Chart 1 summarizes population changes in Long Beach over the past fifty years.

The first population growth cycle – the World War II era – was characterized by significant growth. From the 1950s through 1960s, the expansion of U.S. Naval operations and the emergence of the aerospace and defense industries in Long Beach provided the stimuli for significant economic and population growth. As a result, the City's population increased significantly, from approximately 251,000 in 1950 to a height of 344,00 by 1960 – a total of 37% over the decade.

The 1960s and 1970s were characterized by more modest population growth. Population increased 2.5% each decade, rising from 344,000 in 1960 to 361,000 persons by 1980. This period of stability was related to the emergence of suburban communities around the City, the relocation of the navy, the decline in federal contracts for the aerospace industry, and the economic decline of the downtown. Without job growth, housing demand and population growth was minimal.

The 1980s signaled a return of rapid population growth. From 1980 to 1990, population increased 19% from 361,000 to 429,000. In particular, between 1984 and 1988, the City's population increased 2.5% annually – growing more than the previous 24-year period (1960-1984). This unprecedented growth was fueled by high rates of immigration into Long Beach and an increase in the fertility rates. Employment growth in the region also contributed to population growth.

The population growth boom of the 1980s eventually slowed. Significant federal cutbacks in defense spending, the relocation of the navy out of Long Beach, and closure of key facilities slowed the defense industry in Long Beach. Meanwhile, the real estate market depression in the 1990s coupled with economic restructuring also dampened housing demand. As a result, housing construction and population growth slowed considerably during the 1990s according to the State Department of Finance.

According to the Southern California Association of Governments (SCAG), the City can expect population growth to be 6% during 2000 to 2010 and increase another 9% during 2010 to 2020. This represents an annual growth rate of less than 1% per year over the next two decades. According to projections from SCAG's Regional Transportation Plan (1998), the City of Long Beach is expected to increase in population to approximately 486,000 by 2010 and exceed 500,000 by 2015.

Chart 1: Population Growth in Long Beach

Year	Population	Change	% Change
1950	250,767	-----	-----
1960	344,168	93,401	37%
1970	358,633	14,465	4%
1980	361,334	2,701	< 1%
1990	429,433	68,099	19%
2000*	457,608	28,175	7%
2010**	485,886	28,278	6%
2020**	531,149	45,263	9%

Source: U.S. Census Bureau 1950-1990

*Department of Finance Estimates, 2000

**Southern California Association of Governments

2. Age Characteristics

Housing demand is affected by the age characteristics of residents in a community. Different age groups are often distinguished by important differences in lifestyle, family type, housing preferences, and income levels. Because the community's housing needs change over time, this section analyzes changes in the age distribution of Long Beach residents and how these changes affect housing need. Charts 2 summarizes various trends in age characteristics of Long Beach residents.

In contrast to national averages, younger adults have actually increased. For instance, the young adult population between age 25-44 increased 71% from 1980 to 1998 –resulting in a corresponding increase in children. In terms of housing needs, younger adults leaving school live in rentals as their working careers begin and look for affordable “starter” homes or condominiums as their income increases. The continued increase in young adults will increase demand for rental housing.

Middle-aged adults between 45 and 64 have declined by 4% from 1980 to 1998. The middle adult years are associated with the moving-up stage. During this period, middle-aged adults have formed families and their income potential is the greatest. As a result, middle-aged adults typically are in the market for their largest home. As this age group increases, there will be increasing pressure on the upper-income market, moderated to the extent that housing is available in nearby communities.

Although the senior population is increasing nationally and statewide, Long Beach appears to be an exception. For instance, analysis of 1980 and 1990 Census data show numeric declines in the 55-64, 65-74 and 75+ age group. According to Los Angeles County estimates, these trends continued through 1998. Thus over the decade, the 65+ age group declined by 25% from approximately 51,000 to 38,000. The 2000 Census is expected to confirm this trend in declining number of seniors.

Chart 2: Age Characteristics

Age Groups	Population			Percent		
	1980	1990	1998*	1980	1990	1998*
<5	25,847	37,669	34,019	7%	9%	8%
5-17	56,791	71,798	71,884	16%	17%	16%
18-24	52,530	57,199	60,494	15%	13%	13%
25-44	104,823	153,939	179,132	29%	36%	40%
45-64	70,669	62,365	68,087	20%	15%	15%
65+	<u>50,674</u>	<u>46,463</u>	<u>38,065</u>	<u>14%</u>	<u>11%</u>	<u>8%</u>
Total	361,334	429,433	451,681	100%	100%	100%

Source: U.S. Census 1980-1990;

*Los Angeles County Urban Research Division (1998)

3. Race and Ethnicity

Unique to the City of Long Beach is its history of race/ethnic change and diversity. Central to this dynamic pattern of diversity is military enlistment, the presence of the Port, immigration trends, mobility patterns in Southern California, and natural increase. These factors have contributed to Long Beach becoming a diverse community where no single race or ethnic group is an absolute majority.

The Navy's presence and World War II enlistment contributed to the establishment of what is now the largest Filipino community in the United States (est. 17,000). In the 1970s, Long Beach was the destination point for immigrants fleeing the turmoil in Southeast Asia and is now home to a community numbering approximately 22,600 Cambodians and Vietnamese. The 1980s saw a similar trend of high levels of immigration which originated primarily from Central America, Samoa, and Tonga.

Other demographic factors also contribute to race/ethnic change, such as fertility rates, the economy, and the presence of the military. As a result, Whites declined from 68% to an estimated 43% of the population from 1980-1998. Hispanics doubled in population and now comprise 31% of residents. Asians increased faster, increasing to 13% of the resident population. African-Americans also recorded a sizable increase in population. Chart 3 describes trends in the race and ethnic composition of residents from 1980-1998.

Different neighborhoods are distinguished by high concentrations of race and ethnic groups. The Filipino community is more concentrated in West Long Beach; Cambodians are along Cherry and Anaheim. The African-American community is concentrated in West and North Long Beach. Hispanics are concentrated in west Long Beach and along the 710 Freeway. Whites are concentrated in eastern Long Beach. Figure 2 illustrates where minority concentrations are located in Long Beach.

Chart 3: Race and Ethnicity

Race/Ethnicity	1980		1990		1998*	
	Persons	Pcnt	Persons	Pcnt	Persons	Pcnt
White	244,594	68%	212,755	50%	192,464	43%
African-American	40,034	11%	56,805	13%	55,361	12%
Hispanic	50,700	14%	101,419	24%	140,200	31%
Asian	20,758	6%	55,234	13%	59,335	13%
All Other	5,248	1%	3,220	<1%	4,321	<1%
Total	361,334	100%	429,433	100%	451,681	100%

Source: U.S. Census 1980, 1990

* Los Angeles County Urban Research Unit estimates (1998)

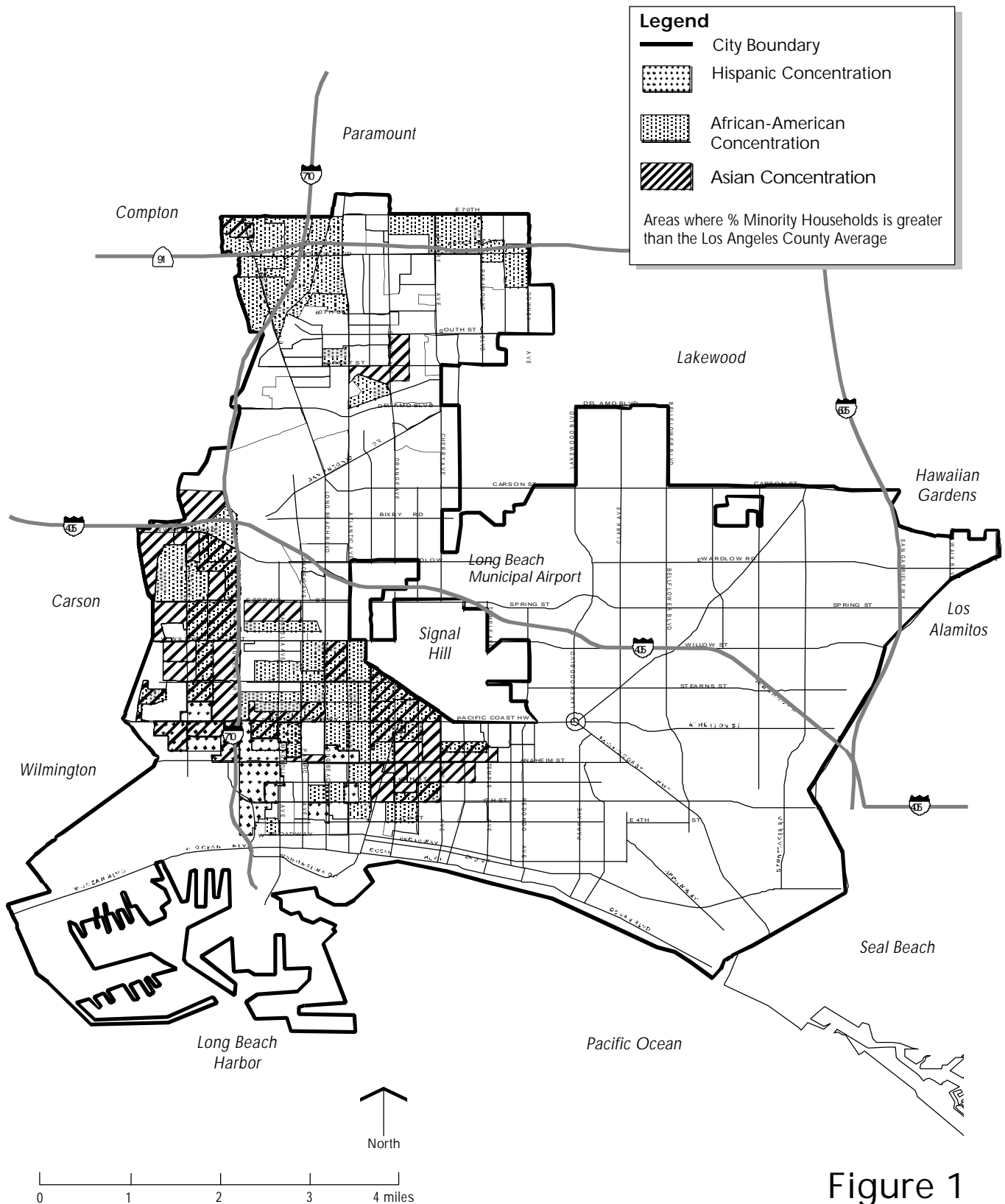


Figure 1
Minority Concentrations

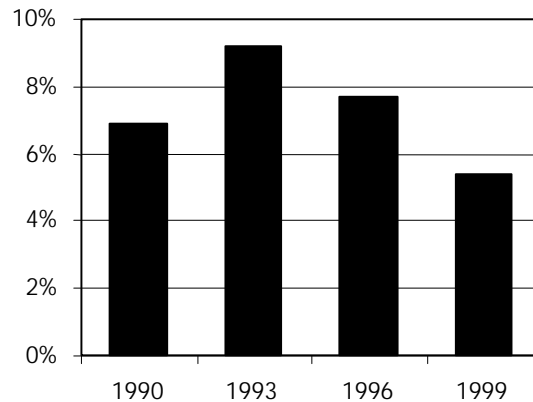
Source: 1990 U.S. Census

4. Employment Market

The Long Beach-Los Angeles metropolitan region, like other metropolitan areas across the southland, underwent significant economic changes during the 1990s. Base closures, defense industry layoffs, slowdown in the manufacturing and construction sectors, and rising levels of unemployment characterized the regional economy through the early 1990s. Recent years have seen improvement.

During 1990, Long Beach's unemployment rate was 6.9% according to the U.S. Census (Chart 4). Between the decennial Census, the Employment Development Department provides local estimates that are indexed to countywide trends. This data shows that the local unemployment rate increased to over 9% during the recession. However, as the regional economy continued to recover, the City's unemployment rate declined to a low of 5.4% by 1999.

Chart 4: Unemployment Rate



The type of jobs held by residents of Long Beach remained relatively stable from 1980 to 1990 (Chart 5). All occupation types increased significantly, but the changes did not greatly alter the relative distribution of any occupation to total employment. However, the faster growing occupations were managerial/professional (39% increase), followed by services (26%) and sales/technical/administrative (19%).

Changing employment patterns impact housing needs. From 1980 to 1990, the increase in managerial and professional positions suggests that income levels are increasing for a certain segment of the population, yet declining for those in service-oriented jobs. This trend in employment may suggest a polarization of income levels among residents.

Chart 5: Employment Profile

Occupations of Residents	1980		1990		% Change 1980-90
	Persons	Percent	Persons	Percent	
Managerial/Professional	40,823	25%	56,860	29%	39%
Sales, Technical, Admin.	53,625	33%	63,671	32%	19%
Service Occupations	21,754	13%	27,346	14%	26%
Production/Crafts/ Repair	20,482	13%	21,284	11%	4%
Operators, Fabricators, Labor	24,546	15%	26,049	13%	6%
Farming, Forestry, Fishing	1,587	1%	1,908	1%	20%
Total	162,817	100%	197,118	100%	21%

Source: U.S. Census 1980, 1990

Change in Employment Base

The Long Beach economy, like most communities across the Southland, has changed significantly with the restructuring of the defense industry and its rippling effect throughout the economy. Chart 6 details changes in the employment base of Long Beach during the 1990s. Employment levels are derived from annually adjusted surveys conducted by the State Employment Development Department.

During the early 1990s, nearly one third of the City's employment base was oriented around manufacturing, with McDonnell Douglas being the single largest employer. Service industries comprised the second largest group at 23% of all jobs. Services comprise business support, amusements, health care, personal services, and repair services. Wholesale and retail trade comprised the third largest group at 22%. All other sectors of the economy represented less than 10% of the total job base.

During the 1990s, the Southern California region was impacted by economic recession, resulting in economic restructuring which impacted Long Beach. Base closures and defense cutbacks contributed to a 31% decline in manufacturing jobs. Government-related employment (e.g., local, state, and federal jobs combined) increased by 32%. In addition, FIRE employment (finance, insurance, and real estate) jobs increased 14% due to the resurgence of the downtown economy.

According to the California Employment Development Department, the Los Angeles Metropolitan area should experience continued expansion in jobs through 2004. Nonfarm employment is projected to increase by roughly 11% from 1997-2004. The fastest gains are expected in construction (22%), services (16%), finance/ insurance/real estate (10%), government (11%), and wholesale/retail trades (9%). The City's Housing Plan will contain policies that reflect this transition.

Chart 6: Change in Employment Levels

Major Industry	1991		1998		Change
	Jobs	Percent	Jobs	Percent	
Manufacturing	59,964	31%	41,626	23%	-31%
Business, Professional & Repair	45,196	23%	51,663	28%	14%
Wholesale and Retail	42,699	22%	40,175	22%	-6%
Government Related	14,486	8%	19,065	10%	32%
Transp, Comm/ Public Services	13,107	7%	13,329	7%	2%
Finance, Insurance, Real Estate	7,814	4%	8,943	5%	+14%
All Others	<u>10,469</u>	<u>5%</u>	<u>8,544</u>	<u>5%</u>	<u>-18%</u>
Total	193,735	100%	183,345	100%	-5%

Source: Employment Development Department -- ES202 Report

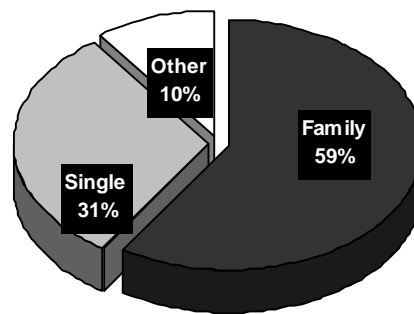
B. Household Characteristics

Household makeup, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. Sections B and C describe household characteristics affecting housing needs in Long Beach, while Section D discusses housing issues of overpayment and overcrowding.

1. Household Type

According to the Department of Finance, Long Beach had 160,546 households in January 2000. The composition of households can be inferred from the 1990 Census. As shown in Chart 7, the majority of households were families (59%). Single persons comprised the second largest group at 31% of households. "Other" households (which include unrelated persons living together) comprised the remaining 10%.

Chart 7: Household Type



From 1980-1990, the distribution of family type changed slightly: families increased from 57% to 59% of all households, non-families declined slightly (Chart 8). However, there was a significant change in each category, in particular "other" families and households. Other families increased 31% while "other" non-families increased by 9%. The increase in the category of "other" family types impacts housing needs. A large proportion of "other" families consists of single-parent families with children, many of whom have limited incomes. According to the Census Bureau, "other" families and "other" non-families typically have lower incomes than other household categories. Thus, the increase in "other" categories may indicate corresponding housing problems.

Chart 8: Changes in Household Type

Household Type	1980		1990		Percent Increase
	Nos.	Pcnt	Nos.	Pcnt	
Households	151,611	--	158,975	--	+5%
Families	86,884	57%	93,913	59%	+8%
Married With Children	28,680	19%	33,211	21%	+16%
Married No Children	36,537	24%	32,291	20%	-12%
Other Families	21,667	14%	28,411	18%	+31%
Non-Families	64,727	43%	65,062	41%	n.c.
Singles	53,142	35%	49,008	31%	-8%
Other	11,585	8%	16,054	10%	+39%

Source: U.S. Census 1980; 1990

Household Characteristics

The housing needs of families depend on their age, size, and race/ethnicity. Chart 9 shows categories used by the U.S. Department of Housing and Urban Development (HUD) to monitor housing needs. Elderly households contain 1 or 2 persons with one member at least 62 years old. Small families have two to four members; large households five or more members. Other households refer to all other households.

In terms of household age, approximately 28% of White households were elderly. All other race/ethnic groups had significantly less elderly households. The lower, elderly households rate could be due to several reasons, including their lower incomes, the practice of living with close relatives (extended families) where elderly live with their primary family, or various other reasons.

Another important household characteristic affecting housing need is household size. Whites and African Americans averaged from two to three persons per household. In contrast, Asian American and Hispanic households (many of them first generation immigrants) averaged slightly over four persons per household. As a result, both Asian American and Hispanic households had a much higher rate of large families.

Differences in household size, race/ethnicity, and householder age suggest that persons in different life stages and cultures may have much different housing needs. For instance, the higher proportion of White elderly households may suggest problems with low-income and housing overpayment. The higher proportion of Asian and Hispanic large families also suggests overcrowding or overpayment issues.

Chart 9: Household Characteristics

	Race and Ethnicity				
	Total*	White	Black	Asian	Hispanic
<u>Household Size</u>					
Persons	429,433	212,755	56,805	55,234	101,419
Households	158,975	100,292	19,732	13,081	24,783
Average Size	2.7	2.1	2.9	4.2	4.1
<u>Household Type</u>					
Elderly	20%	28%	7%	5%	5%
Small Family	38%	34%	53%	39%	40%
Large Family	13%	5%	14%	38%	37%
Other	29%	33%	26%	18%	18%

Source: U.S. Census (1990); 1993 Comprehensive Housing Affordability Strategy

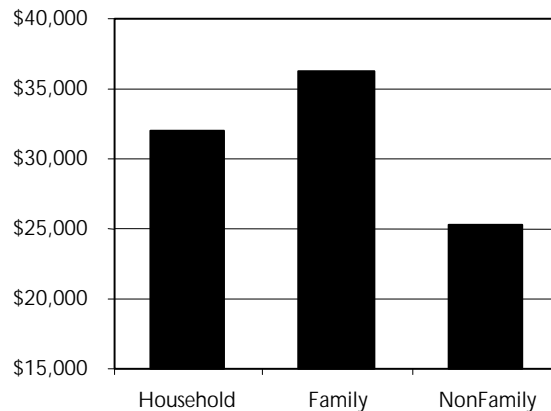
Notes: *Totals include all other race/ethnic groups not shown

2. Household Income

Household income is the most important factor affecting housing opportunity, determining a family's ability to balance housing costs with basic necessities of life. Income levels can vary considerably among households, based upon tenure, household type, location of residence, and race/ethnicity among others.

As of the 1990 Census, households in Long Beach earned a median household income of \$31,938 -- slightly below the household median of \$34,965 for Los Angeles County. In Long Beach, family households earned a median income of \$36,305, while non-family households earned a lower median income of \$25,239. This disparity in income by household or family type may be related to differences in the rate of housing problems discussed later.

Chart 10: Median Income in 1990



The State of California analyzes differences in household income by tenure for four categories: very low, low-, moderate-, and upper-income. Income categories are determined as a percentage of the Median Family Income (MFI) for the entire Long Beach-Los Angeles region, which is then adjusted for family size. These categories are also used for the Regional Housing Needs Assessment discussed later.

Chart 11 details the income distribution of renters and homeowners in Long Beach. Significant differences in income are related to whether a household owns or rents a home. For instance, renters have a lower income distribution than homeowners. Moreover, there is a significantly higher percentage of very low- and low-income renters and a high percentage of moderate- and upper-income homeowners.

Chart 11: Household Income Profile

Income Group	Threshold as % M.F.I.	Total	Renters	Owners
Very low	00 - 50%	29.4%	39.5%	14.9%
Low	51 - 80%	17.9%	20.9%	13.5%
Moderate	81 - 120%	20.3%	19.9%	20.9%
Upper	Above 120%	32.4%	19.7%	50.7%
Total		100%	100%	100%

Source: Southern California Association of Governments (1998)

Income by Household Type

Although aggregate information on income levels is useful for looking at trends over time or comparing income levels for different jurisdictions, income levels also significantly vary by household type, size, and race/ethnicity. Different households can have very different housing needs as well as housing choices available to them.

Race/ethnicity is a characteristic that often is related to housing need. This is because different race/ethnic groups may earn different incomes. As shown in Chart 12, Whites have the lowest proportion of lower-income households, in contrast with African American, Asian, and Hispanic populations. Because lower-income households have less income for housing, tradeoffs in expenditures may result in overpayment and/or overcrowding.

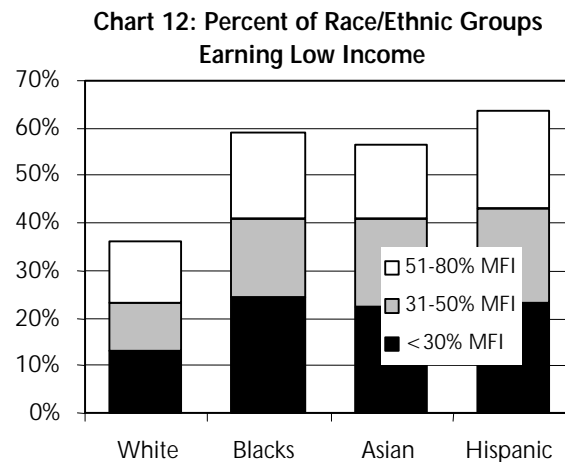


Figure 2 on the following page displays the concentration of low-income households. A lower-income area is defined as an area having more than half (50+%) of its households earning 80% or less of the County median income. Lower-income areas tend to be concentrated in the same geographic areas where there are concentrations of minorities, renter households, and special needs groups.

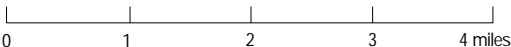
A closer look at income levels shows that other factors determine housing need. As shown below in Chart 13, approximately 61% of senior households are lower-income with an estimated 28% of seniors having extremely low income. Moreover, an equally high proportion of large family households is lower-income. As a result, both types of households thus have limited income for other non-housing needs.

Chart 13: Income by Household Type

Household Type	Extremely Low (0-30%)	Very low (31-50%)	Other Low (51-80%)	Total Lower-income
Seniors (62 and over)	28%	17%	16%	61%
Small Related (2-4)	13%	11%	13%	37%
Large Related (5+)	21%	20%	20%	61%
All Other Households	12%	11%	15%	38%
Total	17%	13%	15%	45%

Source: Comprehensive Housing Affordability Strategy (1990)

HOUSING NEEDS



City of Long Beach

Lower Income Area

3. Special Needs Groups

Certain groups have more difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income earning potential, family characteristics, the presence of physical or mental disabilities, or health issues. As a result, certain groups typically have higher rates of low-income and overpayment or live in overcrowded conditions.

State Housing Element law defines "special needs" groups to include the following: senior households, disabled persons, large households, single parent families with children, farm workers, and people who are homeless. Because Long Beach is home to several colleges, the City also has a large number of college students. Thus, this analysis will also address the special housing needs of students.

As this Housing Element is nearly a decade past the 1990 Census, estimating the magnitude of certain special needs groups is difficult. Estimates below rely on 1990 Census figures unless otherwise stated. Despite the uncertainty over the precise magnitude of special need groups, their basic housing needs remain the same. Chart 14 below summarizes the largest special needs groups in Long Beach.

Chart 14: Special Needs Summary

Special Need Groups	Number of Persons	Number of Households	Percent
Seniors (65 years or older) ⁽¹⁾		29,897	18.8%
Non-Institutionalized Disabled			
Mobility Limitation	14,864	n.a.	4.7%
Self-Care Limitation	18,583	n.a.	5.9%
Mobility or Self Care	25,835	n.a.	8.2%
Large Households (5+ persons)	n.a.	21,299	13.4%
Single Parents with Children			
Mothers with Children	n.a.	14,398	9.1%
Fathers with Children	n.a.	3,980	2.5%
Subfamilies Doubled Up	n.a.	3,960	2.5%
College Students ⁽²⁾	41,804	n.a.	9.7%
Persons w/HIV/AIDS ⁽³⁾	1,400	n.a.	0.3%
Homeless Persons ⁽⁴⁾	3,370	n.a.	0.8%
Farm-workers	175	n.a.	< .1%

Source: 1990 U.S. Census, unless indicated otherwise.

1. This definition differs from the Consolidated Plan definition of 62 years and above
2. College students represent number of residents attending college
3. Long Beach HIV/AIDS Monitoring Report (1999)
4. Long Beach 2000-2005 Consolidated Plan

Senior Citizens

For Housing Element purposes, senior households are defined as 65 years or older. Based on this definition, Long Beach was home to 46,463 seniors as of 1990 or 18% of all households. In recent years, the number of seniors declined to an estimated 38,000 by 1998 according to estimates prepared by Los Angeles County. This trend contrasts with state and national trends showing increases in the senior population. This trend notwithstanding, Long Beach senior citizens have the following needs:

Disabilities. A significant portion of seniors have a self-care or mobility limitation, defined as a condition lasting over six months which makes it difficult to go outside the home alone or take care of one's personal needs.

Limited Income. Because of their retired status and fixed income, about 45% of senior households earn very low- income—placing a significant limitation on their ability to purchase other necessities of life, in particular medical care.

Overpayment. Because of the limited supply of affordable housing, about one-third of seniors overpay for housing. The prevalence of overpayment depends on tenure: 27% of homeowners and 48% of renters are overpaying.

Various programs can assist senior needs, including, but not limited to: congregate care, shared housing, rental subsidies, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with architectural design features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self care limitations also benefit from transportation alternatives. Senior housing with supportive services can also be provided to allow independent living.

The Long Beach Health and Human Services Department provides health screening and assessment. The Senior Center provides information on housing assistance programs. The Senior Advisory Commission advises any city departments or council committee concerned with senior issues. Moreover, Long Beach provides housing assistance through government-subsidized senior units and Section 8 vouchers as shown below in Chart 15.

Chart 15: Publicly-Subsidized Housing for the Elderly

Type of Facility	Buildings	Units
HUD-Projects- Nonprofit	13	1,282
Other HUD Assisted	2	288
County Public Housing	1	155
City-Assisted Housing	<u>3</u>	<u>67</u>
Total	19	1,792

Source: Long Beach 2000-2005 Consolidated Plan
Additional privately-held facilities are not included. Licensed care facilities are also not included, but are referenced in the next section.

Disabled Persons

Disabled persons have special housing needs because of their fixed income, lack of housing which is accessible and affordable, and higher health costs. Long Beach is home to people with personal disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffer from disabilities that require living in an institutional setting. Because of these conditions, disabled persons are considered to have special housing needs.

The City of Long Beach is home to a number of people who have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. The 1990 Census provides numeric estimates of persons with disabilities who are not residing within an institutional or group home setting. According to the Census, Long Beach is home to approximately 26,000 persons with either a self-care or mobility limitation – representing approximately 8% of residents.

The living arrangement of disabled persons depends on the severity of the disability. Many persons live at home in an independent fashion or with other family members. To maintain independent living, disabled persons may need assistance. This can range from special housing design features for the disabled, income support for those not able to work, and in-home supportive services for persons with medical conditions among others. Services can be provided by public or private agencies.

For persons unable to live in an independent setting, additional housing is available. The City allows State-authorized, certified, or licensed family care homes, foster homes, or group homes serving six or less disabled persons in all residential zones. Disabilities covered include mental, developmental, as well as advanced age. Taken together, Long Beach has over 100 licensed community care facilities serving 3,500+ persons.

Chart 16: Licensed Community Care Facilities

Facility Type	Number	Capacity (In Beds)	Specialized Care in Beds*		
			Mental	Develop.	Non Ambul
Small Family Home	3	10	--	2	6
Group Home	8	112	--	6	12
Adult Residential	48	736	492	116	10
Elderly Residential	33	2,332	--	--	1,453
Adult Day Care	11	384	30	285	--
Total	103	3,574	522	409	1,481

Source: State Department of Social Services, Community Care Licensing Division (1999)

1. Small family homes provide care to children in licensees' own homes.
2. Group homes provide specialized treatment for persons under 18.
3. Adult residential facilities provide care for adults between ages 18 and 59.
4. Elderly residential facilities provide care for persons age 60 and above.

* Categories are not mutually exclusive

Large Households

The Federal Government defines large households as having five or more members. Large households are considered a special needs group in most communities because they have a higher prevalence of lower income households. Coupled with the lack of affordable and adequately sized housing in many communities, large households experience a greater prevalence of overcrowding and overpayment.

The 1990 Census reported that Long Beach had over 21,299 large households – which is 13% of all households. Because of the shortage of affordable housing, some of the major indicators of housing need are as follows:

Limited Income. Approximately 61% of large families in Long Beach earned low incomes as of the 1990 Census. Of that total, 78% of renters and 26% of owners earned low income. Because the majority of large families earn low income, they have limited income available for housing and other necessities.

Housing Shortage. According to the 1990 Census, Long Beach had 8,500 large homes with four or more bedrooms that could accommodate their 7,000 large owner households. However, only 4,400 large apartments with three or more bedrooms were available to accommodate 14,310 large renter families.

Housing Problems. Because of a shortage of affordable ownership housing that is suitable for large families, 37% of homeowners overpaid for housing and 46% lived in overcrowded conditions in 1990. Among large renter households, 50% overpaid and 86% lived in overcrowded housing.

Minority households typically have a higher percentage of larger households: approximately 5% of White households, 14% of African American households, 38% of Asian households, and 37% of Hispanic households have five or more members. Much of this is due to family structure, the presence of extended families, the age of household (e.g., presence of senior households) as well as income levels. Effectively addressing the housing needs for larger households is therefore complex.

As shown above, one of the greatest housing shortages is in larger rental units. Most communities have a great shortage of rental units with three or more bedrooms that can adequately accommodate larger households without overcrowding. To address the issue, communities can provide incentives for developers to build larger apartments with three or more bedrooms that can accommodate larger households or by providing incentives for affordable ownership housing suited for large families.

The Housing Plan contains policies to encourage the construction of larger units that could accommodate large families. The Long Beach Housing Development Company gives preference to such projects, such as the Renaissance Walk project. In addition, the City recently undertook a “8-10” demonstration project. This project converted a dilapidated ten-unit apartment complex into four larger condominiums which, coupled with homeownership assistance, provides large family housing.

Single Parents

Single parents often require special consideration and assistance as a result of their lower income, high costs of childcare, and greater need for affordable housing. According to the 1990 Census, Long Beach was home to 18,378 single parents with dependent children and 3,960 single parent families living with another family. Single parents with children typically have the following needs:

Limited Income. Single parents with children, in particular female headed families, earn significantly lower incomes. According to the 1990 Census, the poverty rate among female-headed families was 41% for families with children under age 18 and 55% for those with children under age 5.

Childcare Costs. Single working parents with children must pay a substantial portion of their income for child-care. According to the Census Bureau, single parents spend 12% of their income on preschool childcare; those earning less than \$15,000 spend up to 25% of their income.

Housing Shortage. There is a significant shortage of adequately sized affordable housing for single parents with children. Although no statistics are available, it is reasonable to assume that single parents pay a larger share of their income for housing and therefore have higher overpayment rates.

Substance Abuse.

Alcohol/other drug abuse (AODA) is defined as excessive and impairing use of alcohol or other drugs. Estimates of the AODA population widely depending on the source of information, the diagnostic tool used, and the sample. According to the 1990 National Co-morbidity Survey, approximately 14.1% of the population will experience a diagnosis of alcohol dependence and 7.5% of the population will experience a diagnosis of drug dependence some time during their lifetime.

Alcohol and drug addiction creates financial problems for many abusers because job performance gradually deteriorates and because of the high cost of drug addiction. Loss of financial status creates a housing crisis for many persons with substance problems. Substance abuse is particularly difficult for families with younger children. According to the NIAAA, approximately one-third or more of clients in publicly-funded residential programs are homeless most of the year before entry into treatment.

The continuum of care for persons with AODA consist of four levels of assistance -- public inebriate centers, detoxification recovery facilities, recovery homes, and outpatient support networks. A public inebriate reception center is a 24-hour facility allowing people to undergo immediate help without being jailed. A detoxification recovery facility allows persons to stay up to 30 days. Persons who need extended assistance may stay in a recovery home for 90 days. Outpatient support networks, such as AA, provide support groups, counseling, and other programs.

College Students

College students in a community can affect housing demand and housing costs. In 2000 Long Beach had an estimated 41,800 adults who were students attending college. Some attended college outside Long Beach; others attended college in Long Beach. Although students represent a temporary housing need, the heightened demand for rentals around colleges can impact the housing market with higher rent levels. A large student population is also associated with higher mobility and turnover rates.

Long Beach is home to several public colleges with very large student populations. Long Beach City College is estimated to have approximately 25,000 full and part-time students attending campuses. In keeping with the intent of the community college system to serve local needs, approximately two-thirds of the students are part-time, many of whom are younger persons living with parents. Therefore, the housing need of City College students is not necessarily considered significant.

Long Beach is also home to the nationally renowned California State University. Current enrollment is estimated at approximately 30,000 full- and part-time students. CSULB is a commuter campus, with only 1,500 beds in on-campus residence halls. Most students live in the surrounding community and commute to the campus. Because students typically are lower-income and occupy rental units, they influence the overall demand for apartments in Long Beach and surrounding communities.

Persons Living with HIV/AIDS.

The size, diversity, and geographic location in a major population center have made long Beach particularly vulnerable to HIV and AIDS. To obtain an estimate count, the City's AIDS Surveillance and Monitoring Program compiles data on reported AIDS cases and estimates the prevalence of HIV. According to the HIV/AIDS Monitoring Report (1998), approximately 5,000 people have tested positive for the HIV virus. As of December 1999, 1,467 persons with AIDS are living in the City.

The City conducted a survey of 279 persons in Fall 1999 to assess service needs of persons living with HIV/AIDS. The race/ethnic distribution was primarily White males (54%), followed by African-American males (21%), Latino males (20%) and all others (5%). The median annual income was only \$6,000. Housing status was also severe: approximately 58% received a housing allowance, 49% had been homeless at some time, and 53% of the homeless said that it was due to their HIV/AIDS status.

Several organizations in Long Beach operate homes for persons living with AIDS. Residential care facilities for the chronically ill are state-licensed facilities that can provide specialized care to persons living with AIDS. Taken together, these facilities provide approximately 58 beds with 24 hour nursing care. In addition, the City implements tenant-based rental assistance through the HOPWA program, which provides over \$1.2 million in rental assistance for 262 persons living with HIV/AIDS.

Homeless Persons

The size, diversity, and geographic location in a major population center have made Long Beach home to homeless persons. According to the 1990 Census Bureau, the City's homeless population was approximately 638 persons on any given night. However, based on a formula provided by the Shelter Partnership, the City estimates that there are approximately 3,370 homeless persons in Long Beach as of 1999.

Homelessness affects all people, regardless of household, age, and race/ethnicity. A 1993 City survey found that African-Americans are over-represented among the City's homeless, comprising 46% of the population. Whites followed with 41%, while Hispanics followed with 10%. By family type, 74% were single adults, 21% were families, and 4% were adult couples. Unaccompanied youth comprised less than 1% of homeless persons surveyed, albeit they comprise a larger share.

Homeless persons are distinguished by a range of health needs. According to the UCLA Drug Abuse Research Center, about 33% of the homeless suffer from mental illness, 50% have a current substance problem, and approximately 70% will have a substance problem sometime during their lifetime. Homeless people also experience a range of medical conditions associated with the rigors of street life. Addressing the range of service needed by homeless persons requires a comprehensive strategy.

The Health and Human Services Department has established a Continuum of Care (CoC) program to assist homeless people to exit the streets, become stable, and achieve self-sufficiency to the maximum extent possible. The following are a description of the stages of this program.

- ✍ **Outreach/Assessment** — The City has established an outreach and assessment program to reconnect a homeless person to public benefits, rent assistance, employment, counseling, health care, and other support services. The City's Multi-Service Center is the entry point into the Continuum of Care. The Health Department, Los Angeles County MHA, and Boys Town Long Beach provide outreach for different groups of the homeless population.
- ✍ **Emergency Shelter** -- Long Beach provides emergency shelter beds for homeless persons, including 141 emergency shelter beds for single persons, 97 beds for families, and one year-round program for single homeless males. Hotel and motel vouchers are provided for persons living with HIV/AIDS and tuberculosis. Long Beach is also home to a 150+ bed Cold Weather Shelter.
- ✍ **Transitional Housing** -- Transitional housing is the second phase of the program, where clients are provided a more structured environment. Clients are linked to rehabilitative services, such as substance abuse, mental health, employment, counseling and life-skills training to prepare them for transition to service-enriched housing or more independent settings. Nonprofit housing provides 74 beds.

HOUSING NEEDS

- ✍ **Supportive Services** -- Long Beach offers an array of supportive services for the homeless to ease their transition into shelter. These include mental health and substance treatment, job and life-skills training, medical care, child care, and transportation services. The City has also developed a Standard of Care to standardize case management services for homeless people citywide.
- ✍ **Permanent Housing** – This phase is designed to transition homeless persons into permanent housing with child care, drug treatment, job training, and other supportive skills needed to reintegrate into community life. A total of 65 units of supportive permanent housing are provided. The City also administers over 5,000 Section 8 certificates and vouchers and provides well over 3,000+ subsidized housing units.

As elaborated in the City's 2000-2005 Continuum of Care Plan, the City conducted an assessment of homeless needs in Long Beach. Chart 17 shows there is a current housing need of an estimated 2,551 beds for homeless individuals and families.

Chart 17: Homeless Gap Analysis

Housing Type	Estimated Housing Need	Current Inventory (Beds)	Unmet Housing Need/Gap
Emergency	842	238	604
Transitional	1,348	474	874
Permanent	1,180	107	1,073
Total	3,370	819	2,551
Subpopulations	Estimated Need	Inventory of Service Slots	Unmet Need
Substance Abusers	1,516	826	690
Seriously Mentally Ill	525	225	300
Dually-Diagnosed	506	341	165
Veterans	977	403	574
Persons w HIV/AIDS	1,012	233	779
Domestic Violence Victims	1,026	290	736
Youth	900	75	825

Source: 2000-2005 Continuum of Care

Inventory of beds and service lots includes year round sites, not temporary shelters or other sites; otherwise, the unmet need would decline in a corresponding pattern.

Several major initiatives will be undertaken in the 2000-2005 planning period. The U.S. Vets Initiative was granted 26 acres of Naval property to develop a planned community to address the homeless population. This project is called the Villages at Cabrillo. Upon completion, over 400 beds of transitional housing for men, women, and unaccompanied youth that are homeless are anticipated by 2005. New services planned include planning for a year-round shelter in the vicinity of Long Beach.

C. Housing Stock Characteristics

The characteristics and condition of Long Beach's housing stock, combined with household characteristics discussed earlier, affect the well-being of its residents. This section evaluates the following characteristics: housing stock changes and types, tenure and vacancy rates, age and condition, and housing costs. Combined with the information on population and household characteristics, Section D will discuss specific housing problems of overpayment, overcrowding, and other housing needs of residents.

1. Housing Stock Changes

Chart 18 below summarizes the types of housing construction activity in Long Beach. From the 1990 Census through 1999, construction activity has been modest, with a net addition of 2,524 new units in Long Beach. Over the same period, however, there has been 1,233 demolitions and 339 units lost to reconfiguration. Over the 1990s, approximately 2.5 units were built for each unit lost to the housing stock.

Chart 18: Building Permit Activity (1990-1998)

Year	New Units	Units Lost to		Total Change
		Demolition	Recon-figuration	
1990	911	184	3	724
1991	844	279	55	510
1992	741	82	12	647
1993	651	107	4	540
1994	233	124	19	90
1995	278	131	19	128
1996	140	89	24	27
1997	121	73	34	14
1998	85	111	84	(110)
1999	93	53	86	(46)
Total	4,097	1,233	339	2,524

Planning and Building Department (2000)

The demolition rate, although higher than many cities, is not unusual for Long Beach. As an older and highly urbanized community, Long Beach has older, substandard buildings that are periodically demolished and replaced with new housing. Of particular note is the recent upsurge in the reconfiguration of small multi-family units. Long Beach City officials indicate that recent federal tax laws provide favorable loans and refinancing for apartments with fewer than five units. This tax break law has encouraged the conversion of 5-unit complexes to 4 units through reconfiguration.

2. Housing Stock Characteristics

A certain level of diversity in the housing stock is an important factor in ensuring adequate housing opportunity for all Long Beach residents. A diverse housing stock helps ensure that all households, regardless of their income, age, and/or family size, have the opportunity to find housing that is best suited to their lifestyle needs. This section briefly details the housing stock characteristics in Long Beach.

According to the State Department of Finance, Long Beach has 172,089 housing units as of January 2000. Single-family detached homes comprise 45% of the housing stock. The majority is single-family detached homes, with the balance comprised of attached units, such as town homes and condominiums. Multi-family units comprise 53% of the housing stock, with the vast majority in complexes with 5 or more units. Mobile homes and other units comprise the remaining 2% of housing.

In Year 2000, Long Beach's housing stock had a limited number of large multi-family units, (e.g., 4,500 units with 3 or more bedrooms) that could accommodate large families. However, there over 14,000 large families who rent in Long Beach, the majority of which are also lower-income. This mismatch between supply and demand contributes to 86% of large renter households living in overcrowded housing.

Chart 19: Housing Type

Unit Type	Total Units ⁽¹⁾		Number of Bedrooms ⁽²⁾		
	Number	Percent	0-1 bed	2-bed	3 bed.
Total	172,089	100%			
Single-family Detached	69,287	40%	10%	35%	55%
Single-family Attached	8,261	5%	30%	45%	25%
Multi-family (2 - 4 units)	24,763	15%	51%	39%	10%
Multi-family (5+ units)	65,359	38%	64%	33%	3%
Mobile-homes, Trailers	2,266	1%	36%	57%	7%
All Other Units ⁽³⁾	2,153	1%	74%	15%	11%

Source:

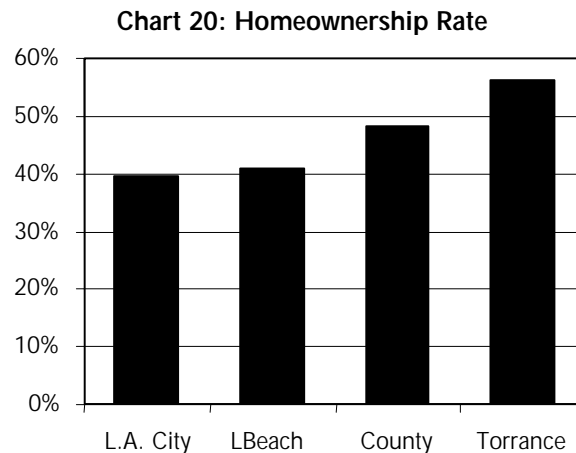
1. Department of Finance (DOF); 2000
2. U.S. Census; 1990; PUMS 1990
3. Other housing units include vans, campers, houseboats, etc.

When performing housing estimates for non-census years, DOF combines the "other" units with large multi-family units. This report separates out the "Other" housing units assuming that no special count on these units was performed since 1990.

3. Housing Tenure

The tenure of housing refers to whether a housing unit is owned, rented or vacant. Tenure is an important indicator of well-being in a given community because it reflects the cost of housing and the ability of residents to own or rent housing. Moreover, the tenure distribution affects several other aspects of the local housing market, including turnover rates and housing costs.

In 1990, 41% of Long Beach households were homeowners. As shown in Chart 20, the homeownership rate of surrounding communities ranged from 39% in Los Angeles, to 48% Countywide, to as high as 56% in Torrance. The City's homeownership rate is lower because single-family homes comprise 45% while condominiums account for 7%. In contrast, the majority (53%) of the City's housing stock are multi-family units, which are typically rented.



A certain number of vacant housing units are needed in any community to moderate the cost of housing, allow for sufficient housing choices, and provide an incentive for landlords and owners to maintain their housing. SCAG considers the optimal vacancy rate to range from 1.5%-2% for single-family homes and 5%-6% for multi-family units. Maintaining reasonable vacancy levels is important for any community.

Vacancy rates differed based upon the type of housing. As shown in Chart 21, vacancies for owner occupied units ranged from 1.1% for homes of three or more bedroom to 2.7% for one-bedroom homes. Rental vacancies ranged from 7.8% for one-bedroom apartments or homes to only 5.2% for larger three bedroom units. Although this data is from the 1990 Census, it nonetheless appears consistent with opinions that Long Beach's housing market is closer to conditions in 1990.

Chart 21: Vacancy Rate Analysis

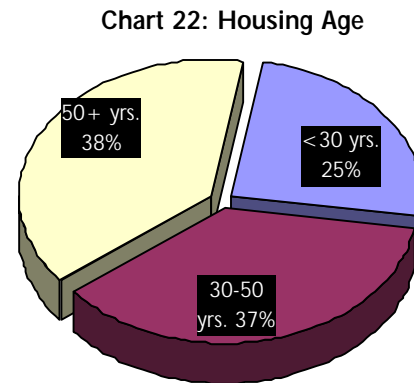
Unit Size	Rental Vacancy	Owner Vacancy	Total Vacancy
0-1 Bedrooms	7.8%	2.7%	7.2%
2 Bedrooms	7.6%	2.1%	5.4%
3+ Bedrooms	<u>5.2%</u>	<u>1.1%</u>	<u>1.9%</u>
Total	7.5%	1.6%	5.2%

Source: Comprehensive Housing Affordability Strategy, 1990

4. Housing Age and Condition

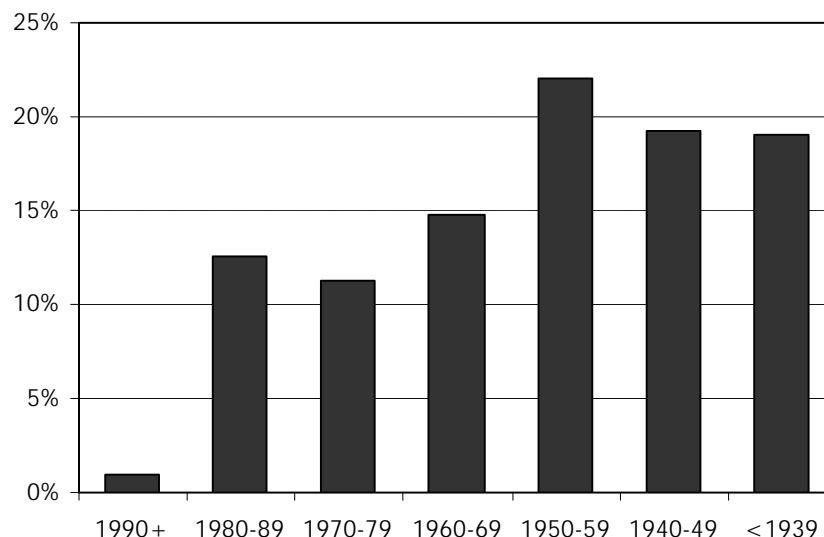
Housing age is an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. If not maintained, housing can deteriorate and depress property values, discourage reinvestment, and negatively affect the quality of life in a neighborhood. Therefore, maintaining the quality of the housing stock is an important goal for Long Beach.

Chart 22 summarizes the age distribution of Long Beach's housing stock in 2000. As of Year 2000, an estimated 75% of the City's housing is over 30 years old. This is generally the point where buildings begin to show signs of deterioration and require reinvestments. More importantly, an estimated 38% of the housing stock is older than 50 years. Fifty years is typically the point where housing rehabilitation is needed to maintain the usefulness of the home. Homes built before 1950 also have other concerns, such as lead-based paint.



Neighborhoods in Long Beach vary with respect to the age of their housing stock. Approximately one-third of the City's census tracts have significantly older homes, where the median age is older than 50 years. These tracts are scattered throughout Long Beach, although they are concentrated along the coastline and along the I-710 Freeway. Chart 23 below summarizes the City's housing stock by the year built.

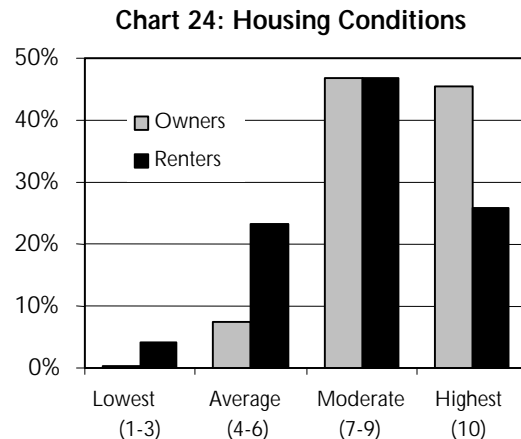
Chart 23: Year Housing Built



Structural Conditions

Although housing age can be used to infer housing conditions, a more accurate way of assessing interior structural conditions is through a detailed survey. In lieu of this study, the 1995 American Housing Survey (AHS) conducted by the U.S. Census Bureau provides a snapshot of the age and condition of housing in the Long Beach-Los Angeles metropolitan area, as well as in the City of Long Beach.

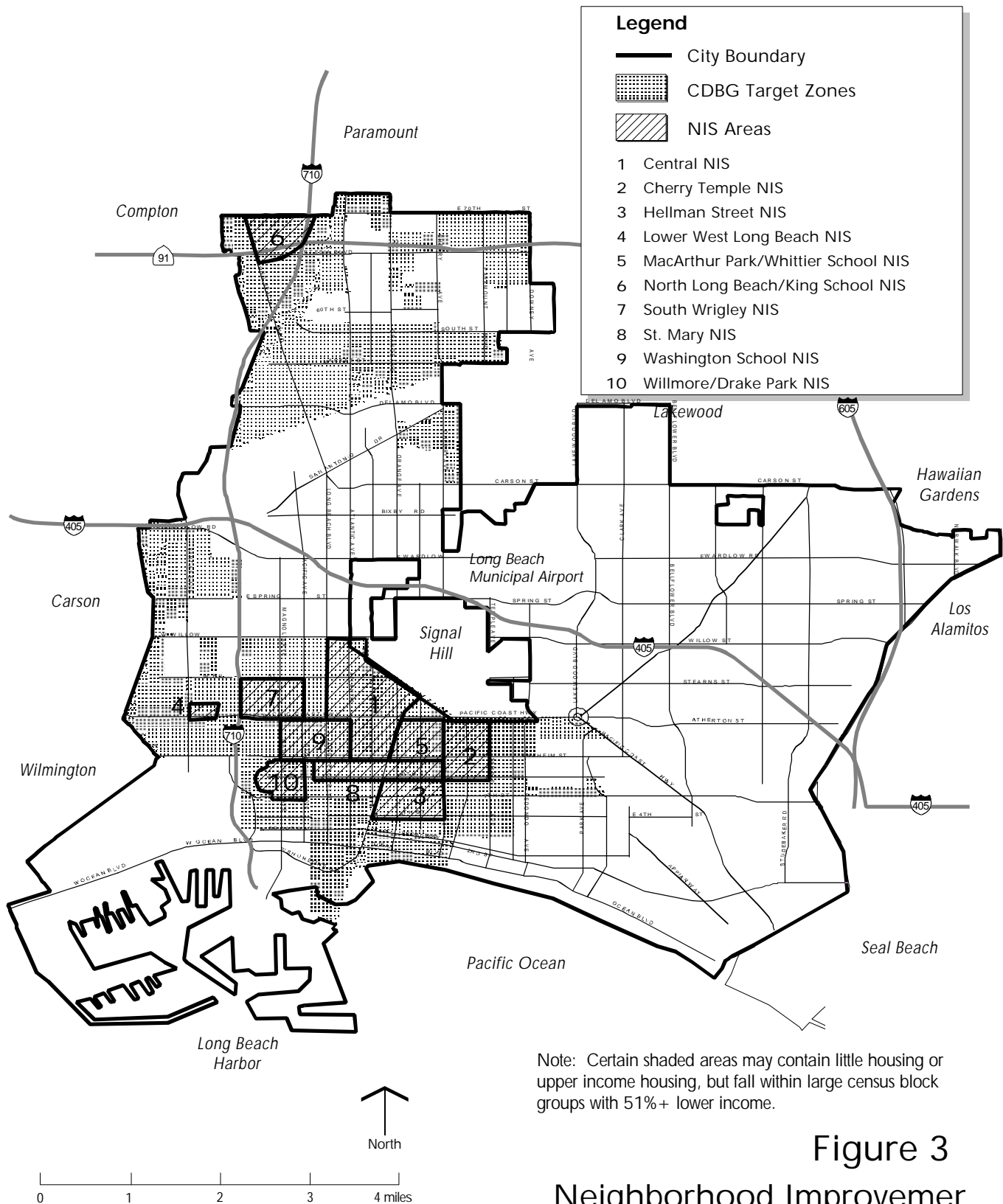
The AHS asked households to rank the condition of their building using a ten-point scale. Vacant units were not included. This was a subjective survey with no definitions as to what conditions merited a particular rank. Chart 24 groups these rankings into levels and presents results by tenure. The majority of residents rated their buildings favorably, although renters expressed lower satisfaction levels. Overall, less than 5% of the City's households rated their buildings in the poorest condition.



A small percentage of residents reported substandard conditions, such as structural hazards, excessive nuisances, electrical, plumbing, mechanical problems, fire hazard, inadequate sanitation, or other conditions which endangers the life, health, property, safety or welfare of the occupants. Long Beach officials note that 750 inspections for substandard conditions are performed annually. According to the AHS, an estimated 3,100 occupied homes have severe physical problems.

The prevalence of homes in Long Beach built before 1950 is of particular concern because of lead-based paint (LBP). According to the 2000-2005 Consolidated Plan, Long Beach has approximately 66,000 units that may likely contain LBP hazards, deemed a serious health concern by the Agency of Toxic Substances and Disease Registry. Since 1991, the City has reported 577 children with over-exposure to lead. Beginning in 1995, the City's Health Department has received \$8 million in federal grants to implement a long-term strategy for reducing LBP hazards.

As an older, highly urbanized and densely populated community, Long Beach is also confronted with a wide range of community development issues, particularly in older neighborhoods where the infrastructure and housing stock is in poor condition. To address these areas, ten neighborhoods have been designated "Neighborhood Improvement Strategy Areas" (NIS) based upon public safety issues, social indicators, and property conditions. Figure displays the ten areas. The majority of these areas are in tracts north of the downtown and in North Long Beach.



Note: Certain shaded areas may contain little housing or upper income housing, but fall within large census block groups with 51%+ lower income.

Figure 3
Neighborhood Improvement Strategy (NIS) Area:

Source: 1990 U.S. Census

City of Long Beach

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5. Housing Costs

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes costs for housing in Long Beach and evaluates the affordability of the City's housing stock to low- and moderate-income households.

Ownership Housing

To obtain information on home sales, DataQuick supplied data on 5,000 single-family homes and condominiums sold in Long Beach during 1999. Sales data was subdivided into eight housing submarkets to show how housing prices vary throughout Long Beach. As shown in Figure 4, these housing market areas are as follows: Anaheim Corridor, Belmont Shore, Bixby Knolls, Downtown, and Central, East, North and West Long Beach. Chart 25 summarizes housing prices by type and size of unit for each market area.

The median price for single-family homes ranges from \$93,000 for a one-bedroom unit to up to \$370,000 for a larger five-bedroom home. Belmont Shore is the most expensive subarea, with a median sales price of \$379,000. In contrast, medium-priced homes can be found in Bixby Knolls and East Long Beach for around \$225,000. Homes in the Anaheim Corridor, Central Long Beach and Downtown range from \$125,000 to \$158,000. Homes in North and West Long Beach sell for a median of \$132,000.

The median price for condominiums ranged from \$79,000 for a one-bedroom unit to a medium price of \$215,000 for a three-bedroom unit. Again, Belmont Shore and East Long Beach are the most expensive areas, ranging from a median of \$128,000 to \$145,000. Medium-priced condominiums can be found in Bixby Knolls, Downtown, and Central Long Beach from \$100,000 to \$120,000. Condominiums in the Anaheim Corridor, North/West Long Beach range from \$70,000 to \$80,000.

Chart 25: Sales Price of Homes

Home	Bdrms.	Units	Range	Median
Single-family	1	96	\$40,000 - \$479,000	\$93,000
	2	1,418	\$26,500-\$1,050,000	\$155,000
	3	1,597	\$25,000 – \$1,762,500	\$206,500
	4	413	\$20,000 – \$2,175,000	\$260,000
	5	63	\$100,000 – \$2,130,000	\$370,000
Condo-miniums	1	495	\$12,000-\$345,000	\$79,000
	2	780	\$15,000 - \$815,000	\$117,000
	3	113	\$16,000 to \$655,000	\$215,000

Source: DataQuick, 1999

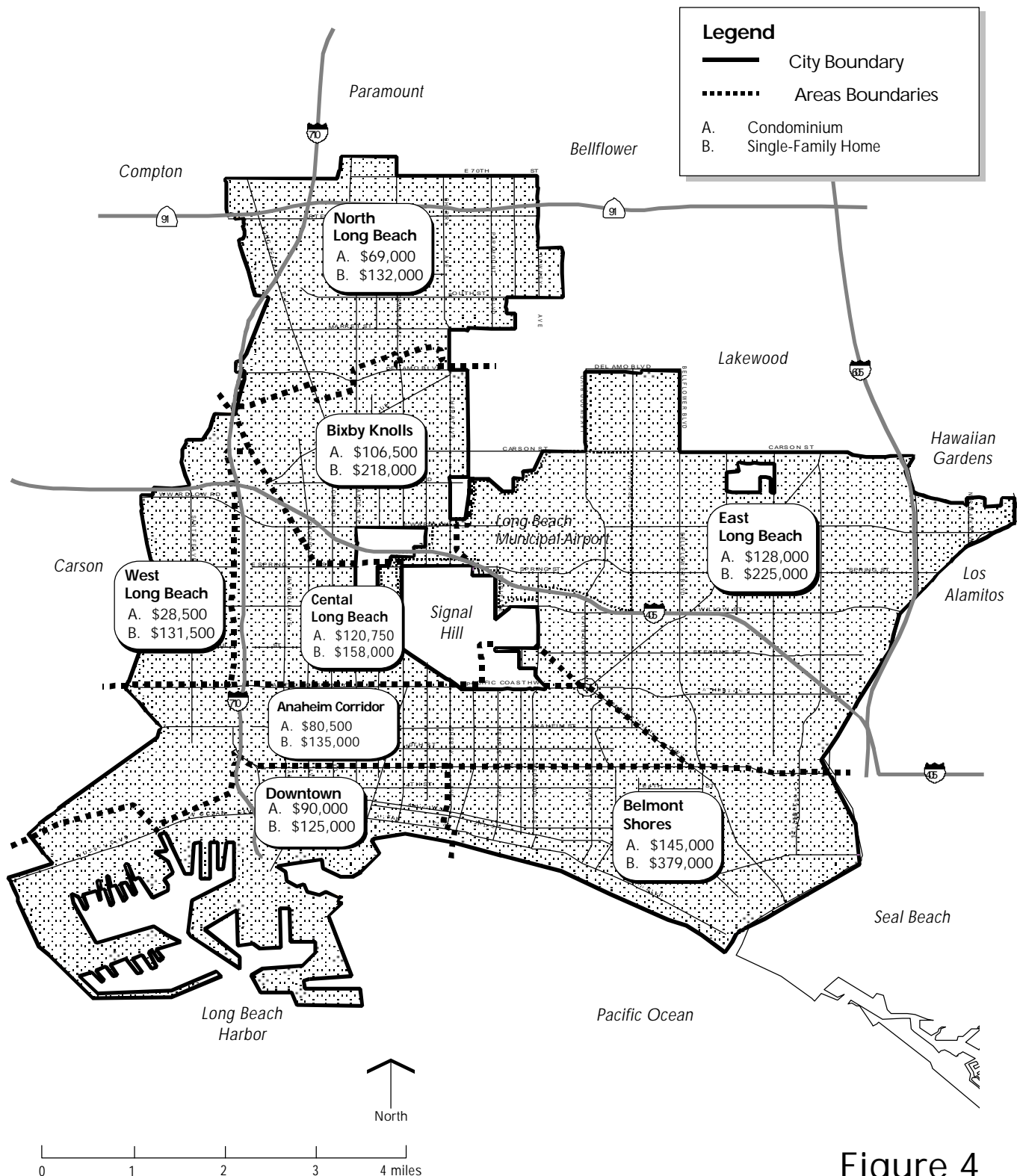


Figure 4
Median Sales Prices of Homes

Source: 1999 DataQuick

Rental Housing

The Long Beach Housing Authority maintains a database of rents charged for a cross section of multi-family and single-family homes. The City's survey places a greater emphasis upon smaller complexes that are more typical of the apartment and condominium housing in Long Beach. However, to supplement this data and provide a benchmark for rents in large complexes, Real Facts periodically surveys Class "A" apartment complexes that have at least 100 units per complex (Chart 26).

According to these databases, rents charged for single-family and multi-family housing units range significantly depending on the size of the unit and the complex. For instance, rents range from \$444 for a studio, \$590 for a one-bedroom unit, \$762 for a 2-bedroom unit, to \$979 for a 3-bedroom unit. Rent levels charged for larger "Class A" apartments run 20% to 50% higher than smaller complexes.

Belmont Shore, Bixby Knolls and East Long Beach are the most expensive rental markets, averaging in the high \$700s. Rentals in North and West Long Beach and along the Anaheim Corridor are in the low \$600s. The lowest rents are found in Downtown and Central Long Beach, where rents average in the mid \$500s. Generally, single-family homes command 10% to 50% higher rents than apartments.

Chart 26: Rental Housing Rates

Subareas	Single-family ⁽¹⁾		Multi-family ⁽¹⁾		
	Units Surveyed	Average Rents	Units Surveyed	Average Rent Charged	Rents for Class "A"
Citywide	253	\$1,082	588	\$662	n.a.
0 bedroom	2	\$473	203	\$444	\$650
1-bedroom	40	\$649	207	\$590	\$841
2-bedroom	139	\$1,021	235	\$762	\$1,048
3-bedroom	72	\$1,455	43	\$979	\$1,167
Subareas					
Anaheim Cor.	59	\$958	168	\$614	n.a.
Belmont Shore	77	\$1,337	144	\$776	n.a.
Bixby Knolls	14	\$1,026	35	\$792	n.a.
Downtown	48	\$873	138	\$578	n.a.
East L.B.	16	\$1,135	27	\$782	n.a.
North L.B.	25	\$934	41	\$622	n.a.
West L.B.	3	\$698	7	\$616	n.a.
Central L.B.	11	\$1,299	28	\$558	n.a.

Source: 1. Long Beach Housing Authority; 2000;

2. Real Facts; 2000

6. Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Long Beach with the maximum amount that households of different income levels can pay for housing. Taken together, this information can provide a picture of who can afford what size and type of housing as well as indicate the type of households that would likely experience overcrowding or overpayment.

The Department of Housing and Urban Development (HUD) conducts annual household income surveys for the Long Beach – Los Angeles metropolitan area. These income surveys are adjusted for differences in the type and size of a family. HUD uses these income statistics to determine the maximum affordable amount that a household can pay for housing based on fair market rents and sales prices.

Chart 27 shows the annual income for very low, low-, and moderate-income households by size of family and the maximum affordable housing payment based on the federal standard of 30% of household income. Standard housing costs for utilities, taxes, and property insurance are also shown. From these income and housing cost figures, the maximum affordable home price and rent is determined.

Chart 27: Housing Affordability Matrix (1999)

Income Threshold by Family Type ¹	Income Levels		Housing Costs		Maximum Affordable Price	
	Annual Income	Monthly Income	Utilities	Taxes & Insurance	Home	Rental
<i>Very Low</i>						
One Person	\$17,950	\$1,495	\$50	\$200	\$30,100	\$399
Small Family	\$23,100	\$1,925	\$100	\$200	\$42,000	\$478
Large Family	\$27,700	\$2,308	\$150	\$200	\$52,000	\$543
<i>Low</i>						
One Person	\$28,750	\$2,396	\$50	\$200	\$71,000	\$669
Small Family	\$36,950	\$3,079	\$100	\$200	\$94,000	\$824
Large Family	\$44,300	\$3,91	\$150	\$200	\$115,000	\$958
<i>Moderate</i>						
One Person	\$43,100	\$3,592	\$50	\$200	\$125,000	\$1,028
Small Family	\$55,400	\$4,16	\$100	\$200	\$164,000	\$1,285
Large Family	\$66,450	\$5,538	\$150	\$200	\$199,000	\$1,511

*The maximum affordable payments are the maximum amount that could be paid by households in the top of the respective category.

1. Small Family = 3 persons; Large Families = 5 or more persons
2. Affordable home price is based on down payment of 10%, annual interest rate of 8.0%, 30 year mortgage, and monthly payment of 30% of gross household income.
3. Monthly affordable rent based upon payments of no more than 30% of household income

The previous chart determined the maximum amount that a household in Long Beach could pay for housing each month (e.g., rent, mortgage and utilities) without exceeding the 30% overpayment threshold. This amount can be compared to current market prices for single-family homes, condominiums, and apartments in Long Beach to determine the type of housing that a household can afford.

Very Low-Income Households. Very low-income households earn up to 50% of the County median family income, from \$17,950 to \$27,700 depending on family size. Based upon financing criteria in Chart 27, the maximum affordable sale price for a home ranges from \$30,000 to \$52,000 for a very low-income household. Because the median sale price is \$190,000 for a single-family home and \$103,500 for a condominium, very low-income households cannot afford to purchase a home.

Average apartment rents in Long Beach are as follows: \$444 for a studio unit; \$590 for a 1-bedroom unit; \$762 for a 2-bedroom unit; and \$979 for a 3-bedroom unit. Rents are higher depending on the location of the unit and amenities provided. After utility payments, a very low-income household can afford \$399 to \$543 in rent. This means that an individual can not afford a studio without overpayment. A small family would either overcrowd and/or overpay to afford a studio or one bedroom unit. In the case of large families, they would face severe overcrowding and overpayment.

Low-Income Households. Lower-income households earn below 80% of the County median family income -- or \$28,750 to \$44,300 depending on family size. The maximum affordable home price for a low-income household ranges from \$71,000 for one-person to \$115,000 for a five-person family. Based on the home sales data presented earlier, low-income households cannot afford a home. However, since condominiums sell for a median of \$117,000, low-income households could purchase one if homeownership assistance was provided.

However, because the majority of low-income households can not afford to purchase a single-family home or a moderately-priced condominium in Long Beach, they will probably seek more affordable rentals units. After deductions are taken for utilities, a low-income household can afford to pay from \$669 to \$958 per month. Rents would be \$444 for a studio, \$590 for a one-bedroom unit, and \$762 for a two-bedroom unit. In practical terms, small households (3 or less persons) could afford a rental. However, larger households would probably face overcrowding or overpayment.

Moderate-Income Households. Moderate-income households earn between 80% to 120% of the County MFI -- or \$43,100 to \$66,450 depending upon family size. The maximum affordable home price for a moderate-income household ranges from \$125,000 for one-person to \$199,000 for a five-person family. Based on the sales data presented earlier, moderate-income households can barely afford to purchase a median priced single-family home or condominium. However, future hikes in the interest rate could preclude them from purchasing a home in Long Beach.

D. Regional Housing Needs

State law requires regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its entire region (Government Code Section 65580 et. seq.) and the proportion of need allocated to each city and county within its region. This is called the Regional Housing Needs Assessment (RHNA).

1. Existing Housing Needs

A continuing priority of communities is enhancing or maintaining quality of life. A key measure of the quality of life in a community is the extent of "housing problems." The U.S. Department of Housing and Urban Development and SCAG have developed an existing needs statement that details the number of households which are paying too much for housing or are living in overcrowded units. These are defined below:

Low-income: refers to a household which earns less than 80% of the regional median income, adjusted for household size. For a four-person family, a household's income must fall below approximately \$41,000 annually.

Overcrowding: refers to a housing unit which is occupied by more than one person per room, excluding kitchens, bathrooms, hallways, and porches, as defined by the federal government.

Overpayment: refers to a household paying more than 30% of its gross income for rent (either mortgage or rent), including costs for utilities, property insurance, and real estate taxes as defined by the Federal Government.

Substandard Housing: refers to a housing unit that has an incomplete kitchen, bathroom, or plumbing facilities. In Long Beach, a more specific definition has been adopted for internal operating purposes.

Chart 28 summarizes the most important indicators of existing housing needs. The issues of income and substandard housing have been addressed earlier. The following discussion specifically addresses overcrowding and overpayment.

Chart 28: Housing Problems Summary

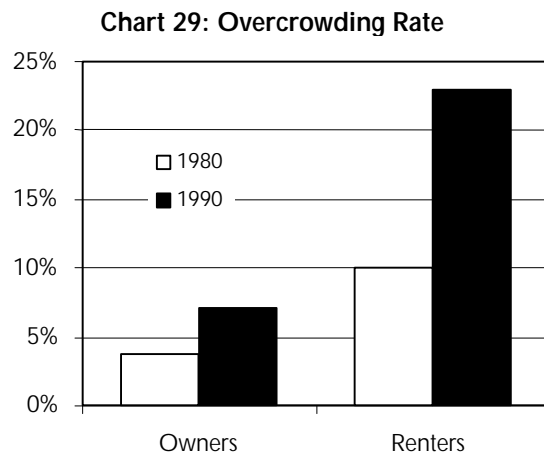
Family Type	Lower-income	Over-crowding	Over-payment
Total	45%	16%	39%
Seniors	61%	<1%	33%
Small Families	37%	15%	39%
Large Families	61%	73%	46%
Others	38%	2%	41%

Source: Comprehensive Housing Affordability Strategy 1990

Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families double-up to devote income to other basic needs of food and medical care. Overcrowding also tends to result in more cars and traffic, deterioration of homes, and a shortage of on-site parking. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding is an important contributor to quality of life.

Overcrowding in Long Beach has doubled over the 1980s, increasing from 7.4% in 1980 to 16.5% in 1990. As shown in Chart 29, the increase in overcrowding was more significant for renters, increasing from 10% to 23%, while much less (7.5%) for homeowners. In contrast with the region, the overcrowding rate in Los Angeles County was 10% for owners and 27% for renters. Increasing overcrowding over the decade reflected slower growth in personal income coupled with significantly greater increases in sales and rents for housing.



Although Long Beach appears to have the same overcrowding rate as Los Angeles County, portions of Long Beach experience extreme rates of overcrowding. In some neighborhoods, over 50% of the households live in overcrowded conditions. Overcrowding tends to be concentrated in neighborhoods where there are predominantly minorities, lower-income households, renter and large households. With respect to lower-income households, 25% of households live in overcrowded conditions. Regardless of income level or tenure, overcrowding is concentrated in large families, where 86% of renters and 46% of homeowners live in overcrowded conditions.

Chart 30: Household Overcrowding Profile

Family Type	All Hhlds	Owner Hhlds	Renter Hhlds	Lower-income
Total	16%	7%	23%	25%
Seniors	<1%	<1%	2%	1%
Small Families	15%	4%	24%	29%
Large Families	73%	46%	86%	86%
Others	3%	<1%	3%	3%

Source: Comprehensive Housing Affordability Strategy 1990

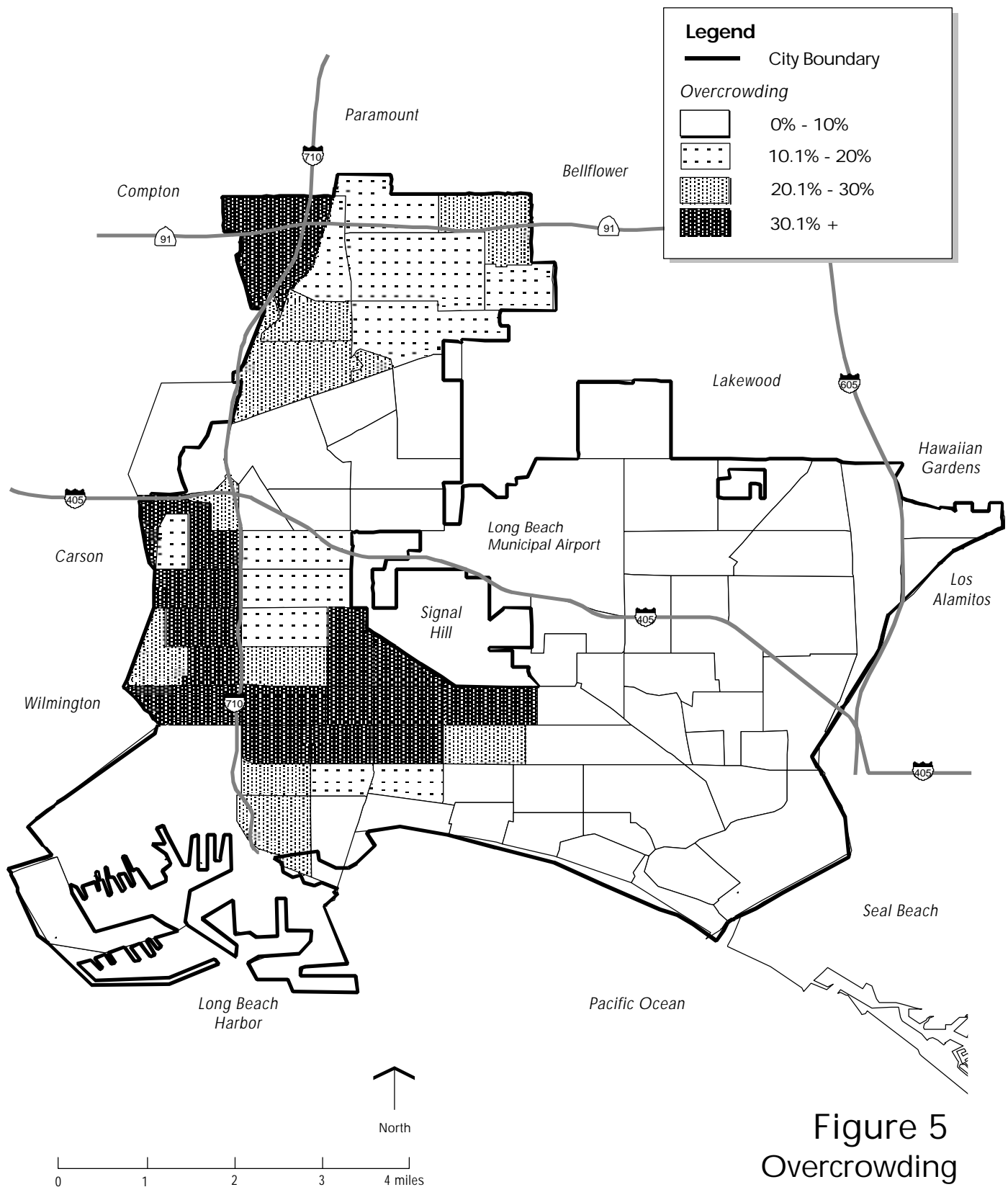


Figure 5
Overcrowding
By Census Tract

Source: 1990 U.S. Census

Overpayment

Not unlike many urban communities, overpayment for housing is not uncommon. Housing overpayment occurs when housing costs increase faster than income. However, to the extent that overpayment is typically disproportionately concentrated among the most vulnerable members of Long Beach's community, maintaining a reasonable level of housing cost burden is an important contributor to quality of life.

Between 1980-1990, the proportion of owners overpaying for housing rose from 19% to 27%, while renters overpaying rose from 46% to 48%. This trend reflects considerably slower growth in income coupled with faster increases in housing costs. However, Long Beach is not different than the County in that both have overall overpayment rates of 36%. Countywide, 31% of owners and 49% of renters overpay for housing.

Chart 31: Overpayment Rate



Renter overpayment in Long Beach is concentrated within neighborhoods which are predominately occupied by minorities, lower-income households, and/or renters. Overpayment is also particularly prevalent among recent immigrants who typically earn less income working in service-oriented occupations, such as clothing, labor positions, gardening, food services, and other modest-paying occupations.

Housing overpayment also varies significantly by income, household type and size. Lower-income households have the highest overpayment rate at 65%. Renter overpayment is highest at 48%, while the owner overpayment rate is only 27%. This high rate of overpayment means that many households will also experience overcrowding. Chart 32 summarizes the prevalence of overpayment in Long Beach.

Chart 32: Housing Overpayment Profile

Family Type	All Households	Owners	Renters	Lower-income
Total	39%	27%	48%	65%
Seniors	33%	17%	64%	49%
Small Families	39%	29%	48%	71%
Large Families	46%	37%	50%	64%
Others	41%	36%	42%	75%

Source: Comprehensive Housing Affordability Strategy 1990

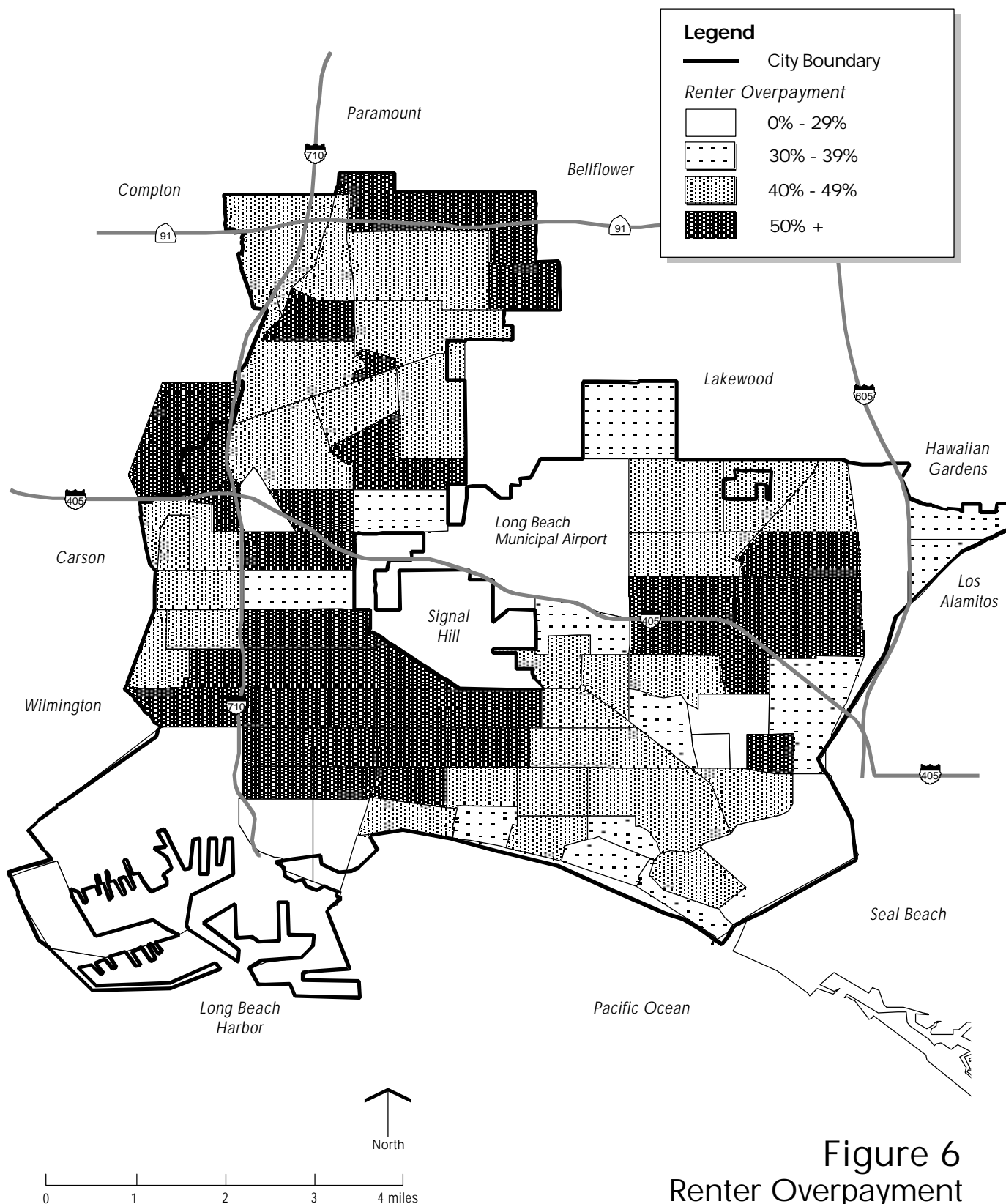


Figure 6
Renter Overpayment
By Census Tract

Source: 1990 U.S. Census

2. Future Housing Need

Future housing need refers to the proportion of the region's future housing need that has been allocated to a community. In brief, SCAG calculates future housing need based upon household growth forecasts provided by communities, plus a certain number of units needed to account for normal and appropriate level of vacancies and the replacement of units that are normally lost to conversion or demolition.

In allocating the region's future housing needs to different jurisdictions, SCAG is required to consider various planning considerations in State law (Section 65584). The planning considerations are as follows: (1) market demand for housing; (2) type and tenure of housing; (3) employment opportunities; (4) commuting patterns; (5) suitable sites and public facilities; (6) loss of assisted multi-family housing; (7) special housing needs; and (8) reduction of impact of lower-income households.

In 1999, SCAG developed its Regional Housing Need Assessment (RHNA) based on forecasts contained in SCAG's regional transportation plan. This included population, employment and household forecasts from 1998 through the Year 2005. These growth forecasts are the basis for determining housing demand for each subregion. A portion of growth is allocated to each community within the Gateway subregion.

Once household growth is determined, SCAG makes an adjustment to allow for a sufficient number of units needed for normal vacancies and replacements for demolitions and conversions. The vacancy and demolition calculations are based upon average rates developed for the Gateway Cities Council of Governments. SCAG then applies a "fair proportion" formula to determine the units to be affordable to State mandated income levels -- very low, low, moderate, and upper income.

Initially, SCAG assigned Long Beach a minimum construction need of 517 new units for the planning period of 1998 through 2005. However, because the market had not improved as markedly in the Gateway subregion, with the exception of Long Beach, the City voluntarily assumed an additional 946 housing units from these 27 cities for a total RHNA of 1,464 units. Chart 33 below displays the City's revised 1998-2005 RHNA.

Chart 33: Long Beach RHNA Allocation

Income Group	Initial RHNA	Accepted Gateway-COG	Total Allocation	Income Distribution
Very Low	145	266	411	28%
Low	89	162	251	17%
Moderate	105	191	296	20%
Upper	179	327	506	35%
Total	517	946	1,464	100%

Source: Southern California Association of Governments (2000)

E. Assisted Housing At Risk of Conversion

State Housing Element law requires the analysis of government-subsidized housing that may change from low-income housing to market-rate housing during the next ten years. This section therefore evaluates the City's affordable housing that is at-risk of converting to market rates and the cost to preserve or replace the at-risk units. Resources and programs for preservation or replacement are evaluated in Chapter 4 and Chapter 5.

1. Assisted Housing Inventory

Long Beach has a sizable stock of publicly assisted multi-family rental housing. This inventory includes all multi-family rental units assisted under federal, state, or local programs, including HUD, state/local bond programs, density bonus, and local redevelopment or direct assistance programs. A total of 4245 publicly assisted multi-family units are located in Long Beach. Chart 34 summarizes multifamily projects in Long Beach which are rent restricted as affordable to lower-income households.

Chart 34:
Inventory of Assisted Housing Developments

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
At-Risk				
Springdale West 2095 W. Spring St	F	186 of 232	Section 8 Section 236(j)(1)	4/30/1999 Prepayment Eligible
Del Amo Gardens 225 Del Amo	S	230 of 230	Section 8 Section 221(d)(3)	8/31/1999 Not Applicable
New Hope Home 1150 New York	S/D	140 of 140	Section 8 Section 202/811	10/31/1998 Nonprofit Owned
Plymouth West 240 Chestnut	S	137 of 196	Section 8 Section 236(j)(1)/202	10/31/1998 Nonprofit Owned
Baptist Gardens 1011 Pine Avenue	S	157 of 200	Section 8 Section 236(j)(1)	6/30/1999 Nonprofit Owned
Pacific Coast Villa 690 PCH	F	50 of 50	Section 8 Section 221(d)(4)	4/25/1999 Not Applicable
Parwood Apts. #1 5441 Paramount	S/F	80 of 248	Section 8 Section 221(d)(3)	8/31/2004 1/1/2032
Parwood Apts #2 5441 Paramount	S/F	87 of 280	Section 8 Section 221(d)(3)	8/31/2004 1/1/2032
Springdale Wst III 3095 W. Spring St	F	178 of 180	Section 8 Section 236(j)(1)	4/30/2015 Prepayment Eligible
Park Pacific 714 Pacific Tower	S	157 of 183	Section 8 Section 236(j)(1)/202	5/31/2000 Nonprofit Owned
Beachwood Apts. 505 W. 6 th Street	S	44 of 45	Section 8 Section 202	5/30/2004 Nonprofit Owned
Covenant Manor 600 E 4th Street	S	100 of 100	Section 8 Section 202	11/20/2004 Nonprofit Owned
Lutheran Towers 2340 4 th Street	S/D	92 of 93	Section 8 Section 202/811	1/3/2004 Nonprofit Owned

**Chart 34:
Inventory of Assisted Housing Developments**

Project Name and Address	Tenant Type	Affordable & Total Units	Funding Source(s)	Expiration of Affordability
St. Mary's Tower 1120 Atlantic	S/D	148 of 149	Section 8 Section 202/811	2/23/2006 Nonprofit Owned
Federation Tower 3801 E. Willow	S/D	50 of 50	Section 8 Section 202/811	6/6/2008 Nonprofit Owned
Scherer Park Apts 230 47 th Street	S	58 of 58	Section 8	4/25/2009
Not At-Risk				
Merit Hall Apts. 1035 Lewis Ave	S/D	19 of 20	Section 8/ Section 202/811 LBHDC	9/2/2013 Nonprofit Owned
Casa Corazon 408 Elm Avenue	S/D	25 of 25	Section 8/202/811 LBHDC	9/27/2014 Nonprofit Owned
Casitas Del Mar 1430-33 E. 17 th	F	12 of 48	Section 8	1/27/2011
Seamist Tower 1451 Atlantic Bl	S	74 of 75	Section 8 / Section 202	9/30/2013 Nonprofit Owned
American Gold 3065 Goldstar	S	139 of 348	Section 8 Section 236(j)(1)	5/1/2015 Nonprofit Owned
Lois Apartments 321 W. 7 th St	S	24 of 24	LBHDC	1/25/2031
Evergreen Apts 1823 E. 66 th	F	36 of 36	LBHDC	12/18/2032
Freeman Apts 1528- 32 Freeman	F	19 of 19	LBHDC	4/3/2033
Love Manor 1801 E. 68 th St	F	26 of 26	LBHDC	10/30/2033
Almond	F	5 of 5	Replacement Housing Program	
Carmelitos Public Housing	S/F	713 of 713	Housing Authority	Perpetual
Northside Apts. 128- 30 E. 8 th	F	47 of 47	LBAHC/ CHFA	2030
Beechwood Terr. 1117 Elm Ave	F	25 of 25	LBAHC / Tax Credit	2050
Cambridge Place 421 W. 33 rd St	F	24 of 24	LBAHC / Tax Credit	2050
SeaGate Village 1450 Locust	S	44 of 44	Tax Credit	2050
Brethen Manor 3333 Pacific Place	S	236 of 236	Section 202	2024
Burnett Manor 699 Burnett	F	18 of 18	Section 236	2024
Pacific Coast 630 Esther Street	F	15 of 78	Section 8 Section 236(j)(1)	2017

Sources: HUD Inventory of Section 8 projects, 1999;

California Housing Partnership Corporation, 2000; Long Beach Housing Authority, 2000

Tenant Type: S = Senior; F = Family; D = Disabled

2. Loss of Assisted Housing Inventory

From time to time, restricted units lose their affordability controls and revert to non low-income uses. For instance, development projects are typically considered at-risk due to: (1) the prepayment provisions of HUD-insured mortgage loans; (2) expiration of Section 8 contracts; and (3) expiration of restrictions on mortgage revenue bonds issued by the locality. The following describes in detail these conditions.

1. **Prepayment of HUD loans.** In the mid 1960s, the federal government provided low-interest financing or mortgage insurance to housing developers in return for guaranteeing that rents are maintained affordable to lower-income households. Because an owner's debt service was reduced through mortgage subsidies, the property owner could maintain rents at or below-market levels. After 20 years, the owners could prepay their mortgages and lift their rent restrictions, or maintain the affordability controls until their mortgages were paid off.

Although 10 projects were funded under these programs, most are not at-risk. Four Section 236 projects are owned by non-profits that typically do not convert to non-low-income uses, because their purpose is to provide for affordable units. Two Section 221 projects were provided market rate financing from HUD and were not subject to low-income use restriction. In 1991, both projects used the ELIHPA process to obtain increased financial incentives in exchange for keeping their rents restricted as affordable to low-income households until 2032.

Long Beach has four projects totaling 690 affordable units which are financed under federal mortgage subsidies and are at-risk of conversion. The Del Amo Gardens and Pacific Coast Villa originally received market rate financing from HUD. These projects have binding no low-income use restriction and are maintained as affordable housing primarily through the Section 8 contracts. Moreover, the two Springdale West projects have prepaid their mortgages and may convert at any time.

2. **Section 8 Program.** In the mid 1970s, the federal government provided two approaches to encouraging the production of affordable rental housing. Under the Section 8 program, HUD provided a 15- or 20-year agreement to provide rental subsidies to property owners in return for making their units affordable to lower-income households. The income is typically the difference between 30% of the household's adjusted income and a negotiated fair market rent for the area. The Section 8 voucher program provides the same subsidy.

Due to expiring Section 8 contracts or uncertainty of future funds, any affordable complex receiving Section 8 is uncertain. All 16 of the at-risk projects receive Section 8 funding on either project- or voucher-basis. In allocating the funds for Section 8 contracts, HUD gives priority to non-profit owned projects. Projects deed-restricted as affordable to lower-income households also are given priority, because they rely on the income for solvency. Therefore, projects such as the Parwood complexes will likely renew their Section 8 contracts.

HUD provides a Mark-to-Mark program for Section 8 projects seeking renewal. If current contracted rents exceed the FMR, HUD gives favorable tax treatment to property owners in return for preserving their units at affordable rents. For apartments renting at below FMR rates, HUD allows rents to be marked up to comparable market rents, not exceeding 150 percent of the FMR. While all Section 8 projects are at risk of conversion, the below-market stock is most likely to be converted, such as the Pacific Coast Villa and Springdale West projects.

3. **Bond Financed Projects.** State, County, and local governments have the authority to issue tax-exempt mortgage revenue bonds, which result in financing approximately 1.5% to 2.0% below conventional interest financing rates. State and federal law require that multi-family projects built with tax-exempt bond proceeds set-aside a portion of units as affordable to lower-income households for a specified period of time. The typical contractual period is 10 to 15 years. After the term expires, the property owners may rent the units at market rates.

Long Beach does not have any projects financed through bond proceeds because the 254 units financed during prior planning periods have converted. In many communities, bond-financed projects typically convert to market rates, because over time, rent levels increase in the community and the differential in market versus subsidized rents increases to the point that property owners find it more profitable to convert to market rents than maintain affordability levels. Therefore, bond-financed projects typically are more at-risk of conversion.

4. **Density Bonus Projects.** Long Beach has a three-tiered density bonus program. Under the first tier, developers that can satisfy certain production requirements pursuant to State law are allowed a 25% increase in density above that permitted in the underlying or basic zone. Additional incentives are available for special needs housing: a 100% density bonus is available for affordable housing for senior citizen and disabled persons and a 200% density bonus for housing is available if the units are set-aside as affordable to lower-income senior citizens/disabled persons. In return for the density bonus, the projects must remain affordable for thirty years.

3. Preservation and Replacement Options

Preservation or replacement of at-risk projects in Long Beach can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; 3) replacement or development of new assisted multi-family housing units; 4) purchase of affordability covenants; and/or 5) refinance of mortgage revenue bonds on bond-funded units. These options are described below, along with a general cost estimate for each.

Option 1. Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: (1) affordability controls can be secured indefinitely and (2) the project would be eligible for a range of governmental assistance. The feasibility of this option depends on several factors, including the willingness of the apartment owner to sell the project, the existence of non-profit corporations with sufficient administrative capacity to manage the project, and the availability of funding.

In Long Beach, several at-risk projects are owned by for-profit owners and are eligible for the prepayment option: Springdale West, Del Amo Gardens, and Pacific Coast Villa. As shown in Chart 35, the market value of the 690 units is estimated at \$42 million based on an estimation of market rents, annual income, and standard costs associated with apartment management. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

Chart 35: Market Value of At-Risk Housing Projects

Project Units	Springdale West I, II, & III	Del Amo Gardens	Pacific Coast Villa	Total
1-bdrm	10	230	12	252
2-bdrm	298	0	24	322
3+ bdrm	102	0	14	116
Total	410	230	50	690
Annual Operating Cost	(\$1,285,200)	(\$552,000)	(\$151,200)	(\$1,988,400)
Annual Gross Income	\$3,794,237	\$1,546,980	\$445,444	\$5,786,731
Net Annual Income	\$2,509,107	\$994,980	\$294,244	\$3,798,331
Est. Market Value	\$27,600,183	\$10,944,780	\$3,236,680	\$41,781,643

Market value for each project is estimated with the following assumptions:

1. Median rents for 1-bd \$590, 2-bd \$762, and 3-bd is \$979. (Long Beach Housing Authority).
2. Average bedroom size for a studio assumed at 500 square feet, 1-bedroom at 600 square feet, 2-bedroom at 750 square feet, and 3-bedroom at 900 square feet.
3. Vacancy rate = 5% and annual operating expenses per square foot = \$4.00
4. Market value = Annual net project income * multiplication factor
5. Multiplication factor for a building in moderate condition = 11

Option #2. Rental Assistance

All at risk projects in Long Beach maintain Section 8 contracts for rental assistance. Availability of funding at the federal level for Section 8 contract renewal is uncertain. Should Section 8 be terminated, the City could provide rent subsidies to maintain affordability at these projects that are structured to mirror the Section 8 program. Under Section 8, HUD pays owners the difference between what tenants can pay (defined as 30% of household income) and the negotiated payment standard.

The feasibility of this alternative depends on the willingness of property owners to accept rental assistance. Nonprofit owners are most likely to be willing to accept other rent subsidies, while for-profit owners will evaluate how comparable the rent subsidies are to market rate rents. As summarized in Chart 36, given the bedroom mix of all 1,856 at-risk Section 8 units, the total cost of subsidizing the rents to FMR levels is approximately \$382,000 per month or approximately \$4.58 million annually.

Chart 36: Rent Subsidies Required

Unit Size	Total Units	Fair Market Rents	HHI d Size	Median Household Income ⁽¹⁾	Affordable Cost + Utilities	Monthly Per Unit Subsidy	Total Monthly Subsidy
0-br	297	\$505	1	\$18,250	\$406	\$99	\$29,329
1-br	965	\$605	2	\$20,850	\$446	\$159	\$153,194
2-br	453	\$766	3	\$23,450	\$486	\$280	\$126,727
3-br	135	\$1,033	4	\$26,050	\$526	\$507	\$68,411
4-br	6	\$1,233	5	\$28,150	\$554	\$679	\$4,076
Total	1,856						\$381,736

1. 2000 Household Median Income limits for the Los Angeles County set by HUD
2. Affordable cost = 30% of household income minus utility allowance of \$50 for the 1 resident plus \$25/person for every additional member of the household.

Once Section 8 contracts expire, HUD provides a Mark-to-Mark program. If current contracted rents exceed the FMR, HUD gives favorable tax treatment to property owners provided that they preserve units at rents affordable to low- and moderate-income households. For apartments renting at below FMR, HUD encourages for-profit or limited-dividend owners to remain in the Section 8 program by allowing rents to be marked up to comparable market rents, not exceeding 150 percent of the FMR. While all Section 8 projects are at risk of conversion to non-low-income uses once the expiration date is reached, the below-market stock is most likely to be converted. At-risk projects renting at rates below fair market rents and eligible to participate in the MarkUp-to-Mark program are the Pacific Coast Villa and Springdale West.

Option #3. Construction of Replacement Units

The construction of new low-income housing units is a means to replace at-risk units should they be converted to market rates. This option is only applicable to for-profit owned projects that have the option to opt out of low-income use restrictions.

The cost of developing housing depends upon density, size of the units, location, land costs, and type of construction. According to the Construction Industry Research Board, the average construction cost for multi-family housing in the Los Angeles area ranges from \$50 to \$85 per square foot. Land costs in Long Beach vary from \$12 to \$50 per square foot, depending on the location and density permitted.

Using an average per-square-foot cost of \$65 for construction and \$30 for land and net development density of 30 units per acre, average development costs can be estimated at \$82,500 for a one-bedroom unit, \$92,300 for a two-bedroom unit, and \$102,100 for a unit with three or more bedrooms. Using these assumptions, the total cost to develop the 690 units at risk of conversion to market rates is \$62.4 million.

Option #4. Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners eligible to opt out of affordability control to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the units require rehabilitation or are too highly leveraged. By providing lump sum financial incentives or an ongoing subsidy in rents or reduced mortgage interest rates, the City can ensure that some or all of the assisted units remain affordable.

Comparison of Options

Different housing projects have different preservation/replacement options. For nonprofit-owned projects and those for-profit owned projects that are not eligible to opt out of low-income use restrictions, continuing the rent subsidies is possibly the only option available and needed to maintain the affordability of the units.

For for-profit owned projects with the option to opt out of low-income use restrictions: more options are available: transfer of ownership, Mark-to-Market, Mark-up-to-Market, rent subsidies, purchase of affordability covenants, and construction of replacement housing. Typically, preservation of existing affordable units is less costly than building new affordable units. Mark-to-market and mark-up-to-market are the least costly options to local jurisdictions; however, only a limited number of projects are eligible to participate in these programs.



City of Long Beach
Housing Element



HOUSING CONSTRAINTS AND OPPORTUNITIES

3. HOUSING CONSTRAINTS

The provision of decent, safe, and affordable housing is an important goal of the City of Long Beach. However, there are a variety of factors that encourage or constrain the development, maintenance, and improvement of the housing stock in the City. These include market mechanisms, government codes and regulations, and physical and environmental constraints. This section addresses the above constraints.

A. Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing investment, and potentially can hinder the production of affordable housing. Although many of these potential constraints are driven by market conditions, jurisdictions have some options to address these constraints. This section analyzes these constraints as well as the activities that a jurisdiction can take.

1. Development Costs


The costs of developing housing varies widely according to the type of home, with multi-family housing generally less costly to construct than single-family homes. However, within each construction type, costs can vary based on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. Land costs vary by location, size, and the existing use of the lot, i.e. whether the site has an existing structure that must be removed.

A key component in the cost of housing development is the price of raw land and any necessary improvements and infrastructure that must be made to a particular site. The diminishing supply of residential land combined with a fairly high demand has kept land cost relatively high in Southern California. In Long Beach residential land costs vary from \$12 per square foot in some residential areas to \$50 per square foot in the downtown. In recognition that land costs affect the feasibility of developing affordable housing, the Long Beach Redevelopment Agency routinely writedown the cost of land on Agency-owned property in exchange for developers placing affordability controls on the units..


Construction costs also vary widely according to the type of housing development. Multi-family housing is generally less costly to construct than single-family homes. However, construction costs can vary greatly depending upon the size of unit and the number and quality of amenities provided. According to the Construction Industry Research Board, a typical new, single-family dwelling in the Los Angeles area averages \$60 to \$100 per square foot; multifamily units average \$50 to \$85 per square foot; and soft costs increase the costs of development further. These costs are uniform throughout the County.

2. Mortgage and Rehabilitation Financing

The availability of mortgage and home improvement financing affects a household's ability to purchase or improve a home. This section describes and analyzes the disposition of loan applications submitted for home purchases and improvements based upon data provided through the Home Mortgage Disclosure Act (HMDA).

 **Home Purchase Loans.** In 1998, 8,252 households applied for home purchase loans in Long Beach. Of that total, 72% of households applied for conventional loans; 28% of households applied for government-assisted loans. As expected, there is a relationship between household income and the type of loans applied for: lower- and moderate-income households accounted for less than a third of conventional financing, but 70% of the applicants for government-assisted loans.

Approval rates vary by household income level. For market-rate home purchase loans, the approval rate increased from 61% for lower-income households progressively to 70% for upper-income households. Government-assisted home purchase loans have higher approval rates than market-rate loans, but the differences are not as dramatic as one might expect. The loan approval rate was essentially identical for all income groups at 72% to 73%.

 **Home Improvement Loans.** A total of 3,229 households applied for home improvement loans in Long Beach in 1998. About 77% of households applied for conventional loans and 23% applied for government-assisted loans. Compared to mortgage loans, home improvement loans were more difficult to secure, as is the case in most jurisdictions. The overall approval rates for conventional and government-assisted home improvement loans were 55% and 30% respectively.

For market-rate loans, the approval rate for lower-income households (49%) was higher than for moderate-income households, but nearly identical to upper-income households. For government-assisted loans, the approval rate increased from 19% for low-income households to 38% for upper-income households. Of particular note, however, the approval rates for home improvement loans were significantly higher for market-rate, as opposed to government-financed, loans.


 **Disposition by Census Tract.** Analysis of the disposition of home mortgage loans shows a positive relationship between the loan approval rate and census tract income level. HMDA data also provide the disposition of loans by census tract. For conventional loans, the approval rate for lower-income tracts (54%) was less than upper-income tracts (73%). For government-assisted loans, lower-income tracts also have a lower approval rate (66%) than upper-income tracts (77%). Differences in loan approval by tract are thus similar to those observed by household income.

Chart 37 summarizes the disposition of loan applications submitted to financial institutions for home purchase and home improvement loans in Long Beach. Included is information on the percentage of loans that are “approved” and “denied” by applicants and tracts of different income levels. The remaining loans neither approved nor denied were closed by the lender or withdrawn by the applicant.

Chart 37: Disposition of Home Loans

	Conventional Loans			Government Assisted		
Applicant Income	Home Purchase Loans			Home Purchase Loans		
	Total	Approved	Denied	Total	Approved	Denied
Lower	698	61%	21%	673	73%	13%
Moderate	1,104	66%	16%	897	73%	13%
Upper	3,763	70%	12%	586	72%	15%
N.A.	415	56%	13%	116	50%	12%
Total	5,980	67%	14%	2,272	71%	13%

Applicant Income	Home Improvement Loans			Home Improvement Loans		
	Total	Approved	Denied	Total	Approved	Denied
Lower	697	49%	37%	187	19%	68%
Moderate	514	38%	40%	231	31%	48%
Upper	823	50%	29%	301	38%	44%
N.A.	442	93%	3%	34	15%	53%
Total	2,476	55%	29%	753	30%	52%

Census Tract Income Level	Home Purchase Loans			Home Purchase Loans		
	Total	Approved	Denied	Total	Approved	Denied
Lower	895	54%	23%	827	66%	17%
Moderate	1,464	62%	17%	988	73%	12%
Upper	3,614	73%	10%	455	77%	10%
N.A.	7	14%	29%	2	100%	0%
Total	5,980	67%	14%	2,272	71%	13%

Source: Home Mortgage Disclosure Act (HMDA) data, 1998

As described later in the Housing Plan, the City provides various homeownership programs through the Long Beach Housing Development Company. Additionally, the City recently received federal funds to expand homeownership opportunities in the federally-designated Homeownership Zone. With respect to home improvement, the City offers various loan and grant programs that have contributed to a significant level of home improvements – approximately 2,500 over the past ten years.

B. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, residential development standards, fees and exactions, and permit processing procedures among others may increase the cost of housing maintenance, development and improvement. This section discusses potential constraints and actions taken to mitigate them.

1. Land Use Controls

The General Plan sets forth the City's general policies for guiding local development. It establishes the distribution and intensity of land that is allocated for different uses. The General Plan allows eight residential land use designations in the community. Development density ranges from 7 units per acre in single-family areas, 30 to 44 units per acre in multi-family areas, and over 100 units per acre in the downtown.

Chart 38 summarizes the seven General Plan residential and mixed residential-commercial land use categories, the corresponding zoning districts, permitted densities, and primary or typical residential permitted in each district. Residential development standards for each district are described later in this section.

Chart 38: Residential Land Use Districts

General Plan Land Use District	Zoning Designation(s)	Primary Residential Type(s)
LUD-1: Single-Family	R-1-S, R-1-M, R-1-N, and R-1-L	Single-family detached homes
LUD-2: Mixed Style Homes	R-2-S, R-2-I, R-2-N, R-2-A, R-2-L, and RM	Single-family detached and attached homes
LUD-3A Townhomes LUD-3B Moderate Density Residential	R-1-T, R-3-T; R-3-S, R-3-4, and R-4-R	Duplexes, triplexes, and townhomes, etc.
LUD-4: High Density Residential	R-4-N	Larger apartments and condominiums
LUD-5: Urban High Density	R-4-U	High-density apartments and condominiums in downtown
LUD-6: High-Rise Residential	R-4-H	High-rise apartments and condominiums
LUD-7: Mixed Use Residential District	PDs	Moderate to high-density uses in multi-purpose activity centers
LUD-8R Mixed Retail-Residential Strip	CU/CO/CR	Moderate-density to high-rise uses on main streets

Sources: Land Use Element, City of Long Beach General Plan, 1997 revision
Municipal Code, City of Long Beach, 1998 update

Planned Development Districts (PDs).

The Planned Development (PD) district allows flexible development standards for areas that would benefit from special design policies and standards not otherwise possible under conventional zoning district regulations. The PD district is designed to promote a compatible mix of land uses, allow for planned commercial/business parks, and encourage a variety of housing styles and densities as noted below.

PD-5 Ocean Boulevard: PD-5 is located between the beach and Ocean Boulevard, from Alamitos Boulevard to Bixby Park. The land is primarily used for multi-family housing at a relatively high density (54 units per acre). The PD-5 plan is designed to encourage similar high density housing through lot assembly, provided that development is sensitive to parameters in the Long Beach Local Coastal Program.

PD-6 Downtown Shoreline: The goal of the PD-6 plan is to guide and control the development of the Downtown Shoreline. Specifically, the plan intends to coordinate future public and private improvements under a concept of mixed uses, including residential, commercial, and recreational components. PD-6 consists of eleven sub-areas, each with unique standards and guidelines for development.

PD-10 Willmore City: The intent of the PD-10 plan is to provide special zoning regulations for Willmore City, an area of unique historical and cultural interest to the City. As an older, historic neighborhood, Willmore City suffers from residential overcrowding and an overburdened infrastructure. Preservation and rehabilitation of deteriorated multi-family units is thus an important goal of the PD-10 plan. R-2-N (two-family – standard lot) is the predominant residential land use in this area.

PD-25 Atlantic Avenue: The Atlantic Avenue PD area is characterized by blighted conditions, including vacant and underutilized commercial structures, deteriorated commercial and residential structures, and incompatible land uses. PD-25 aims to ensure that recycling and reinvestment results in high-quality development and compatible uses that complement and serve the adjoining residential neighborhoods.

PD-29 Long Beach Blvd.: PD-29 is designed to promote the economic and aesthetic revitalization of southern Long Beach Blvd., a distressed corridor. PD-29 encourages quality commercial, residential, institutional and light industrial projects, and promotes uses and levels of intensity that take advantage of the light rail service. Higher density residential uses and special needs housing: R-4-N uses are permitted in sub-area 1 and 3, R-4-U uses are allowed in Area 2 and 5.

PD-30 Downtown: PD-30 is designed to develop the downtown into a multi-purpose activity center of regional significance and to connect its various districts into a cohesive and functional whole. PD-30 has several residential districts Mixed Use District, East Village Mixed Use an, West End, and the East Village Residential District. Densities range from 31 to 54 du/acre, with higher densities available in the Downtown Core District.

HOUSING CONSTRAINTS

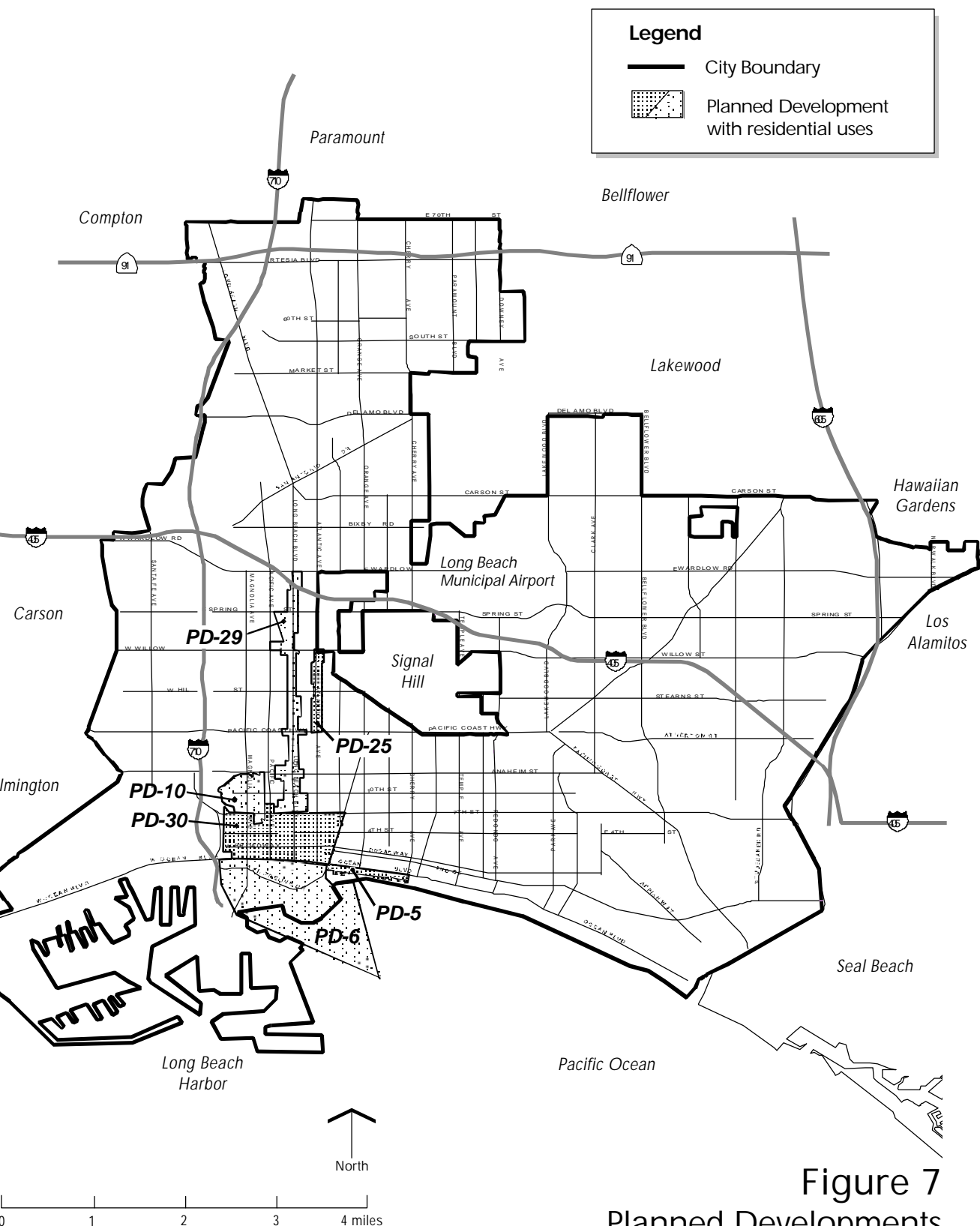


Figure 7
Planned Developments
with Residential Uses

2. Residential Development Standards

The Zoning Code implements the general policies contained in the General Plan; is designed to protect and promote the health, safety, and general welfare of residents; and serves to preserve the character and integrity of residential neighborhoods. Therefore, the Zoning Code establishes more specific definitions of allowable uses and residential development standards for the community. The Zoning Code delineates five basic residential zones, with 18 subcategories as described in Chart 39.

- R-1: Single Family (plus suffix S, M, N, L, or T)
- R-2: Two Family (plus suffix S, I, N, A, or L)
- R-3: Low Density (plus suffix S, 4, or T)
- R-4: High Density (plus suffix R, N, H, or U)
- RM: Mobile Home (no suffix attached)

Chart 39: Residential Development Standards

Development Standard	Zoning Designations				
	R-1*	R-2	R-3	R-4	RM
Range and Maximum Density	4-14	14, except where small lot exists	14-25	R-4-R: 30; R-4-N: 44; R-4-U: 108; R-4-H: 249	14
Minimum lot area (sq.ft.)	6,000	R-2-S: 4800; R-2-N: 6,000; R-2-L: 8,000	R-3-S: 6,300; R-3-4: 4,500; R-3-T: 3,000	18,000	18,000
Front yard (ft.)	20	15	15	10-15	10
Side yard (ft.)	4	3-4	10% lot width	10% lot width	4
Rear yard (ft.)	10	R-2-S: 10; R-2-N: 20; R-2-L: 10	20	20	10
Maximum lot coverage (%)	50%	R-2-S: N/A; R-2-N: 60%; R-2-L: 40%	N/A	N/A-50%	65%
Maximum building height (ft.)	25	R-2-S: 24; R-2-N: 25; R-2-L: 35	25-28	28-65	30
Minimum usable open space/unit	16%	R-2-S: 2%; R-2-N: 6%; R-2-L: 8%	200-250 sq.ft./ unit	150 sq.ft./unit	200 sq.ft./unit

Source: Municipal Code, City of Long Beach, 1998 update

*Suffix denotes: S = small lot; M = moderate lot; N = standard lot, L = large Lot; T = townhomes; I = intensified development; A = accessory unit; H = high rise; U = urban; RM = mobile homes

Parking Requirements

Parking requirement for residential districts varies by the number of bedrooms in a housing unit, location of the development, type of permitted use, and other criteria associated with the demand for parking generated by the particular development. Chart 40 details parking requirements by residential type and location.

Chart 40: Parking Requirements

Residential Use	Required Number of Spaces	
	Market Rate	Low Rent
General Requirement		
0 bedrooms (< 450 sq.ft.):	1.0 space/bedroom	
1 or more bedroom	1.5 spaces/unit*	
2 bedrooms or more	2.0 spaces per unit	
Guest parking	1.0 space/four units	
Disabled	1 space/1 bedroom	1 space/2 bedrooms
Senior citizen	1 space/1 bedroom	1 space/2 bedrooms
Congregate care	1 space/1 bedroom	1 space/2 bedrooms
Residential care facility	1 space/bedroom	
Fraternity, sorority, dormitory	1 space/bedroom	
Other special group residences	1 space/each 2 beds	

Source: Municipal Code, City of Long Beach, 1998 update

* In the coastal zone, the requirement is 2.0 spaces

The City offers incentives to ensure that parking standards do not constrain housing. The Planning Commission may reduce the parking standards for residential projects for lower-income seniors and disabled residents if they find that the neighborhood in which the complex is proposed has ample, readily available on-street parking or is well-served by public transportation and a concentration of senior services. Parking is also reduced for special group residences, and other uses typically requiring less parking.

On-street parking in the coastal zone is more limited given that the California Coastal Act encourages the City to not impair public coastal access. To balance the need for parking for coastal access, business uses, and housing, the Zoning Code allows several incentives: -- tandem parking for low-income housing units when projects include 10% or more of the units as on-site low-income units and for projects of 20 units or more to satisfy the parking requirements for one-bedroom units in the PD-30 and the PD-5 district. Moreover, PD districts also allow for shared use guest parking for mixed-use projects.

Because the City's parking standards are lower than surrounding communities and the City offers numerous incentives citywide as well as in the coastal zone, the City's parking standards do not unduly constrain the development or affordability of housing.

Site Requirements

In general, maximum height and lot coverage standards determine the number of units that can be constructed on a given lot. In some cities, relatively strict standards in effect disallow the maximum allowable densities from being achieved. This is not the case in Long Beach. The maximum building height ranges from 2 stories in the low-density R-1 zone to 5 stories in the R-4-U zone. The R-4-H zone offers a height incentive up to 24 stories if the minimum lot width and height standards are met. Maximum lot coverage varies from “none” in some residential zones to 65% in the mobile home zone, while R-3 and R-4 zones are not subject to such requirement.

Incentives for Affordable Housing.

To encourage the development and conservation of affordable housing, the City has adopted several ordinances – a density bonus ordinance, State coastal zone law, as well as various other incentives. These ordinances encourage higher density housing that is affordable to special needs populations and remove potential constraints to development, while preserving affordable units in the coastal zone.

- ✍ **Density Incentives** – Long Beach has adopted a system of density bonus incentives. The City offers three progressive levels of density bonus: 1) 25% bonus for lower-income housing; 2) 100% bonus for housing for senior citizens and the disabled; and 3) 200% bonus for housing for low-income senior citizens and the disabled. The 25% bonus is available to any qualified mixed-income housing development if either (1) 20% of units are for very low- and low-income households, 2) 10% of units for very low-income households, or 3) 50% of units for income-eligible seniors.
- ✍ **Relaxed Standards** – In conjunction with the density bonus ordinance, certain development standards may be relaxed if increased density cannot physically be accommodated on the site. This provision follows a priority order specified in the Zoning Code and the applicant must show that the density bonus cannot be accomplished with each sequential waiver before the next waiver is allowed. The priority order is: 1) compact parking; 2) tandem parking design; 3) privacy standards; 4) private open space; 5) common open space; 6) height; 7) distance between buildings; 8) side and rear yard setbacks; 9) parking spaces; and 10) front setbacks. Additional financial incentives may be granted to make the project feasible.
- ✍ The City waives the parks impact fee for new low-income units.
- ✍ **Replacement Policies** - State law stipulates that the conversion or demolition of homes occupied by lower- or moderate-income households in the coastal zone requires the replacement of such units. Since 1980, the City has required one-for-one replacement of these housing units lost in the coastal zone. Developers are required to replace affordable housing by either providing units on-site or within proximity of the coast through the following: 1) new construction, 2) rehabilitation of substandard units, 3) subsidy of existing higher cost units, or 4) payment of in-lieu fees.

3. Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments. This includes single and multi-family housing, factory-built housing, mobile homes, emergency shelters, and transitional housing, among others. Chart 41 summarizes the housing types permitted within Long Beach's primary residential zone districts.

Chart 41: Housing Types by Residential Zone

Housing Types	R-1	R-2	R-3	R-4	RM
Single-family detached	†	†	† ⁴	†	†
Single-family attached		†	†	†	
Duplex (2 units)		†	†	†	
Three-family dwelling			†	†	
Four-family dwelling			†	†	
Multi-family (5 or more)				†	
Townhouse			†	†	
Manufactured home	† ²	†			†
Mobile home park	C	C	C	C	C
Secondary units	A ¹	A ³	A	A	
Small Group Home	†	†	†	†	†
Special group reside				C	

Source: Municipal Code, City of Long Beach, 1998 update

? = Permitted **C** = Conditionally Permitted **A** = Permitted Accessory Use (by right)

¹ Except the R-1-S, R-1-M, and R-1-T zones

² Except the R-2-A zone

³ Except the R-2-S and R-2-I zones

⁴ Except the R-3-T zone

Housing can be developed in commercial zones, provided it complies with the specified density and development standards. Townhouses are permitted in the Neighborhood Commercial and Residential (CNR) zone. R-4-N uses (apartments and condominiums) are allowed in the CO, CCN, and CT zones. In addition, R-4-R uses (duplexes, triplexes, and other smaller multi-family complexes) are permitted in the CCR zone. These provisions allow for additional housing to address the requirements of the Regional Housing Needs Assessment prepared by SCAG.

In addition to single-family residential opportunities, the following housing types are available for all economic segments of the community, including lower-income residents, seniors, students, homeless people, and other residents of the City.

- ✍ **Multi-Family Housing.** Multi-family housing comprises approximately half of the City's housing. The City's Zoning Code sub-categorizes multi-family housing units into duplexes, three-family dwellings, four-family dwellings, and multi-family dwellings with five or more units. Duplexes are permitted in the R-1-T, and R-2, R-3, and R-4 zones. Triplexes are permitted in R-2-A, R-3-S, R-3-4 zones and all R-4 zones. Four-family dwellings are permitted in the R-3-S, R-3-4, and R-4 zones. Finally, multi-family dwellings with five or more units are permitted in the R-4 zones.
- ✍ **Secondary Units.** Secondary units are permitted in 12 single-family residential districts. The Zoning Code permits secondary units, provided the following: (1) the lot must be at least 4,800 square feet; (2) the unit cannot exceed one bedroom nor 640 square feet; (3) the unit must be attached to the principal unit and comply with development standards of its underlying zone; and (4) the principal unit maintains the existing number of parking spaces and provides additional spaces if the secondary unit exceeds 450 square feet.
- ✍ **Mobile Homes/Manufactured Housing.** Long Beach has approximately 2,270 mobile homes. Recognizing the significant contribution that mobile homes can make toward providing a variety of housing choices, the City has established the RM zone district for mobile homes. In addition, mobile home parks are conditionally permitted in all residential zones provided that the specified requirements are met. Manufactured or modular housing placed on a permanent foundation is explicitly permitted in the R-1, R-2 (except R-2-A), and RM zones.
- ✍ **Special Group Residences.** The Zoning Code defines special group residences to include (but not be limited to) housing for seniors and the disabled, residential care facilities, communal housing, convalescent hospitals, half-way houses, and fraternity/sorority houses. Special group residences are permitted in the higher density R-4 zones, subject to a conditional use permit. Housing for seniors and other special group housing are conditionally permitted in several commercial zones: Office Commercial (CO), Tourist and Entertainment Commercial (CT).
- ✍ **Small Group Care Facilities.** The Long Beach Zoning Code defines a group home as any residential care facility serving six or fewer persons who are mentally disordered or otherwise handicapped or supervised. A group home must be licensed by the State pursuant to Section 1400 of the Health and Safety Code. In compliance with the Lanterman Act, the City of Long Beach permits the siting of State-licensed small group homes serving six or fewer persons in all residential zones by right. Over 100 facilities are sited throughout the city.

Facilitating Special Group Residences.

The Zoning Ordinance defines special group residences to include housing for seniors, disabled, residential care facilities, communal housing, military barracks, monasteries, convalescent hospitals, half-way houses, fraternity/sorority houses, dormitories, and religious homes, emergency shelters, and others. The City has an aggressive program for facilitating and encouraging the development of special group residences as noted below.

- ✍ Special group residences are permitted in many residential and commercial zones. Specifically, emergency shelters are permitted in the following zones pursuant to a conditional use permit: (1) the CCR and CCN commercial zones, (2) the R-4 (High Density Residential) District, and (3) the Institutional Zone where the facilities are owned and/or operated by a government agency.
- ✍ Special group residences are entitled to apply for a density bonus incentive of up to 100% above the density allowed within the underlying zone district. In a nonresidential zone, density shall be limited to one unit per 200 square feet of lot area, which translates into a density of approximately 217 units per acre.
- ✍ Typically, most special group residences must only comply with R-4 parking standards or be located within 1,000 feet by legal pedestrian route to a public transit stop. Parking reductions are offered for “low-rent” handicapped, senior and/or congregate housing (1 space /2 bedrooms); residential care facilities, sororities, and dormitories (1 space / 1bedroom); and monasteries, convents, and shelters (1 space/ 2 beds).
- ✍ Section 21.52.271 of the Zoning Code sets forth the same approval process for special group residences. Standard conditions are that no similar facility can be operated within ½ mile from one another, thus furthering state law and fair housing goals to reduce the impactation of lower-income households in any one area.
- ✍ The City has allowed many transitional and emergency shelters in the city, including Catholic Charities Shelter (32 beds for families), Rescue Mission (125 beds for men), Lydia House (35 beds for women and children), Boys Town (16 beds for youth), Women Shelter (32 beds for domestic violence victims), etc. Moreover, the City is facilitating and encouraging the conversion of surplus naval property to one of the largest transitional housing facilities for homeless persons in the nation. The Villages at Cabrillo will provide 400+ beds for men, women, and unaccompanied youth.
- ✍ The City’s “Reasonable Accommodation” ordinance allows people with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. Persons with disabilities can request relief from various land use, zoning, or building laws, rules, policies, practices, or procedures of the City to facilitate and encourage reasonable accommodations.

4. Building Codes and Enforcement

Long Beach has adopted building and safety codes in order to preserve public health, safety, and welfare. To implement these codes, the City has various code enforcement programs designed to address building and neighborhood conditions. These building codes and their enforcement have the potential to significantly increase the cost of development, maintenance, and improvement of housing.

- ✍ **Building Codes** - Long Beach has adopted and enforces Uniform Building Code (UBC) standards which establishes standards pertaining to the construction of housing and inspection at various stages of construction to ensure code compliance. Amendments specific to California were adopted in 1998 that make the UBC the 1998 California Building Code. The City's building codes are based on regulations necessary to protect the health, safety, and welfare of its residents.
- ✍ **Accessibility Codes** - The Federal Fair Housing Act of 1998 and the American Disabilities Act (ADA) are federal laws that are intended to assist in the provision of safe and accessible housing. These regulations were codified in Title 24, Part 2, known as the California Building Code and apply to newly constructed multifamily dwelling units in building with three or more units or in condominium projects with four or more units. The City of Long Beach has adopted and enforces compliance with these standards to comply with federal law.
- ✍ **City Code Enforcement** - The Department of Planning and Building enforces State and local regulations governing the maintenance of residential buildings. The Division administers programs to facilitate neighborhood upgrading, including property maintenance, weed abatement, and other citywide programs. In addition, the City implements a Neighborhood Improvement Strategy (NIS). The NIS program aims to improve the quality of life in specific CDBG-targeted areas through a partnership of City staff, other agencies and neighborhood residents.
- ✍ **Community Code Enforcement** - The Community Code Enforcement program is designed to customize actions to fit the needs of a specific neighborhood. Target areas under the program are selected upon the presence of established, active community groups, and the need for code enforcement to assist in stabilizing and improving the neighborhood. The City provides the community with an individual point of contact and City staff members who can coordinate with various governmental agencies in addressing multi-faceted problems.

Building codes and their enforcement increase the cost of housing investment and can impact the viability of rehabilitating older properties required to be upgraded to current code standards. To the extent this makes the cost of housing production or rehabilitation economically infeasible, it could serve as a constraint. However, these regulations are similar to cities in the region, provide minimum standards for safe and accessible housing, and thus are not considered to be an undue constraint upon housing investment.

5. Development Permit Procedures

Communities can encourage needed reinvestment in the housing stock by reducing the time and uncertainty involved in obtaining development permits. Pursuant to the State Permit Streamlining Act, governmental delays are recommended to be reduced by (1) limiting processing time in most cases to one year, and (2) by requiring agencies to specify the information needed to complete an acceptable application. Chart 42 summarizes the approximate zoning project processing time in the City.

Chart 42: Zoning Projects Processing Time

Type of Zoning Application	Time from Date Filed to Hearing
Private Ordinance Amendment*	11-13 weeks
Establishing New Planned Development District*	"
Rezoning*	"
Conditional Use Permits	8 weeks
Vesting Site Plan Review	"
Tentative Subdivision Maps	"
Standards Variance	4 weeks
Administrative Use Permits	"
Lot Line Adjustments	"
Lot Mergers	"
Local Coastal Development Permits	"
Planning Commission Site Plan Review	8 weeks
Staff Site Plan Review	3 weeks

Source: Department of Planning and Building, City of Long Beach, 2000

* Planning Commission and City Council hearings are required.

Residential projects of less than five housing units typically do not require review. Projects with 5 to 49 units that comply with all standards and have no other zoning entitlements are only subject to Staff Site Plan Review, which takes approximately three weeks. Planning Commission Site Plan Review is necessary for developments with 50 or more units, and projects that require a negative declaration or conditional use permit. The approximate time needed for Commission Site Plan review is eight weeks. Comparatively, among larger cities in the Los Angeles Basin, Long Beach has relatively short processing times for routine zoning and permit processing actions.

As shown in Chart 43, actual building plan check processing times are shorter than the projected times. Efficiency gains are due to the institution and upgrading of a computer tracking system for all projects and employment of contract plan check consultants when projects begin to fall behind time objectives. Further strides in processing are realized with the consolidated Development Services Center.

Chart 43: Building Plan Check Processing Time

Value of New Home Construction or Additions/ Alterations of Existing Home	Budget		Actual	
	Number	Backlog (Days)	Number	Backlog (Days)
<u>New</u>				
Over \$2,000,000	5	28	0	0
\$300,000 to \$2,000,000	45	20	3	14
Less than \$300,000	<u>200</u>	<u>15</u>	<u>65</u>	<u>12</u>
Total	250	17	68	12
<u>Additions/Alterations</u>				
\$30,000 or more	200	10	375	6
Less than \$30,000	<u>300</u>	<u>5</u>	<u>873</u>	<u>1</u>
Total	500	7	1,248	3

Source: Department of Planning and Building, City of Long Beach, 2000

Development Services Center

Pursuant to the Permit Streamlining Act, the Development Services Center serves as a one-stop processing counter staffed with representatives from various City departments. The necessary permits individuals and developers need to obtain are available at the Center. In particular, the Planning Counter processes the following: coastal permits, standards variances, conditional use permits, subdivision maps, certificates of compliance, lot line adjustments, and condominium conversion permits. Permits issued by other counters at the Center include sewer permits, health permits, and all building, electrical, plumbing, and mechanical permits for new buildings and additions/alterations to existing buildings. In many cases, developers can apply for permits via the City's web. By offering a consolidated services center and web access, the City can effectively reduce the costs of processing routine permits and facilitate and encourage housing production.

6. Fees and Exactions

Housing construction activities (e.g., building permits, alterations and additions, demolitions, etc.) impose certain costs upon local government. These include the cost of providing City planning reviews of new development as well as longer term impacts upon the City's infrastructure, including streets, parks, and other essential public services. Therefore, the City charges various planning and development fees to recoup these costs.

Planning Fees.

Long Beach collects planning fees to recover the costs of processing permits, inspections, and other services needed to ensure that housing complies with applicable local, state, and federal regulations. The City conducts an annual assessment of its service fees to ensure that they reflect the reasonable cost of providing services. Fees are generally not waived, because they represent the actual cost for service, are a relatively minor portion of total building valuation, and therefore are not considered to be an undue constraint upon the production or maintenance of housing. Chart 44 summarizes the common planning fees charged for providing associated services for new housing development.

Chart 44: Planning Service Fees

Service Provided	Single Family and Multi-Family Residence
Building Permit Fees	1% assessed value
Administrative Use Permit	\$700
Conditional Use Permit (CUP)	\$2,000
Development Agreement	\$4,400
Established Setbacks (establish, modify, remove)	\$3,400
Local Coastal Development Permit (LCDP)	\$1,000
Modifications (no hearing to approved Final Map)	\$350-\$1,100
Planned Development Plan Approval	\$4,400
Site Plan Review (SPR) – Conceptual SPR	\$900
– Density Bonus SPR	\$2,250
Standards Variance	\$800
Zoning Amendments – Zoning Ordinance (text)	\$4,400
– Zoning Designation (map)	\$3,400
Tentative Maps – Condominium conversions	\$2,000 + \$100/unit
Final Maps – Condominium conversions	\$1,100 + \$100/unit
– New construction	\$600 + \$100/lot/unit
Modification to approved tentative/final map	\$1,100
General Plan Amendment	\$1,000
Appeals to Planning Commission or City Council	\$1,050

Source: Department of Planning and Building, City of Long Beach, 1999

Development Service Fees

In addition to planning fees, the City of Long Beach charges various development Service fees upon new development. In contrast to service fees that recover the costs of providing services, service fees are intended to fund the improvements in infrastructure and services needed to accommodate new housing development. For instance, common examples include school fees, park and recreation fees, sewer fees, and transportation improvement fees. Chart 45 below details these impact fees.

Chart 45: Development Service Fees

Service Provided	Single Family Residence	Multi-Family
School Impact Fee	\$2.05 per sq. ft.	
Sewer Capacity Fee	\$59.52 per fixture	
N.P.D.E.S. Fees	\$1.65/ \$1,000 valuation	
Park and Recreation Facilities *	\$2,680/unit	\$2,070/unit
Art Fee (Redevelopment areas only)	1% of development costs	
Transportation Improvement Fee*	\$1,125 per residential unit	\$663.75 per senior citizen unit

Source: Department of Planning and Building, City of Long Beach, 1999

* Exempt for housing that is affordable to low-income households.

To ensure that development service fees are reasonably related to the costs to extend infrastructure, public services, and facilities, the City must conduct a periodic nexus study that links service costs to the actual impacts of the development. However, to ensure that fees do not constrain the production of affordable housing, the City waives development impact fees – parks and recreation and transportation improvement fees – for housing that is dedicated as affordable to lower-income households.

7. Site Improvements

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure needed to support development. Long Beach requires pro-rata payments for off-site extension of the water, sewer and storm drain systems, and pro-rata payments for traffic signals. It requires the developer to construct all internal streets, sidewalks, curb, gutter, affected off-street arterials, and landscaping. New residential construction will either occur as infill, where infrastructure is in place. While these impact affordability, these requirements are deemed necessary to maintain the quality of life desired by City residents, and are consistent with the City's General Plan goals to ensure that public services and facilities are in place at the time of need, thus avoiding the overloading of existing urban service systems.

8. Coastal Zone Housing

State law requires a review of the City's success in maintaining affordable units in the coastal zone. Since 1980, the City has had an ordinance providing for one-for-one replacement for very low-, low- and moderate-income housing units removed by new construction or conversion to other non-residential uses. Developers are required to replace affordable housing removed within or near the coast by new construction, rehabilitation of substandard units, or by contribution of an in-lieu fee to the Housing Authority to defer the construction costs of producing similar units.

Any affordable housing produced through this program must be located within Long Beach south of the following line:

Beginning at the Los Angeles River at the 710 and Ocean Boulevard and moving eastward till Alamitos, north till the south side of Broadway, then to Nieto, and thence north until Colorado, moving westward till Appian Way, then hence north to Park to 7th Street to the Pacific Coast Highway, then south along the Pacific Coast Highway, thence southward to Loynes, and along Loynes to the City's eastern boundary.

From 1980 through 1988, 262 affordable units were demolished, 258 units were replaced, with \$300,000 of in-lieu fees remaining in the Coastal Housing Trust Fund. All replacement housing units were provided through off-site construction of units. From 1989 through 1999, 56 low-mod units were demolished, 56 units will be replaced, and \$16,600 of the in-lieu fees remain in the Coastal Housing Trust fund.

As discussed further in Chapter 4, Housing Resources, only six of the 24 proposed and ongoing projects during the 1998-2005 RHNA cycle are located in the coastal zone. These sites are proposed for market rate housing. Of the 16 vacant sites that could accommodate residential development over the 1998-2005 planning period, none are located in the coastal zone. Because the majority of sites are not located in the coastal zone, no affordable housing is constrained by the shortage of parking in the coastal zone.

9. Environmental and Infrastructure Constraints

Environmental and infrastructure issues could affect the type and amount of residential development in certain portions of a community. If not mitigated, these constraints could preclude a community from facilitating the development of housing that is needed to address its 1998-2005 Regional Housing Needs Determination. This section addresses environmental and infrastructure constraints.

Geological: The most pervasive geologic hazard in Long Beach is that of an earthquake. The City of Long Beach is bisected diagonally across the center by the Newport Inglewood Fault. Flooding and liquefaction potential are of concern in Long Beach as the City is situated on relatively unstable soils (terrace deposits) between the Los Angeles and San Gabriel Rivers, with 8 miles along the shoreline.

These circumstances are mitigated by the Alquist-Priolo Special Studies Zone Act (1973) provisions and the raising of the levee and additional infrastructure improvements along both rivers. The City of Long Beach has an active program of reviewing geologic reports prior to issuing building permits and the Public Works Department provides flood hazard information to the general public.

Formerly, extraction of gas and oil resources caused ground subsidence in the City, but since a full scale water injection operation was initiated in 1958, repressurization has stabilized these areas. Five micro-earthquake monitoring stations operate continually to ensure the public is safe from subsidence threats that may be caused by oil and gas extraction operations, primarily in the harbor/port areas.

Infrastructure: With respect to the needed infrastructure able to support development, there are no present constraints. The City of Long Beach has sufficient capacity in its sewer and water system, street and roadways, circulation systems, and other public facilities and services to accommodate the City's share of the region's housing needs assigned pursuant to the 1998-2005 RHNA. As described in Chapter 4, none of the proposed vacant parcels are constrained by infrastructure and service availability.



City of Long Beach
Housing Element



HOUSING RESOURCES

4. HOUSING RESOURCES

This section describes and analyzes resources available for development, rehabilitation, and preservation of housing in the City of Long Beach. This includes the availability of land resources and the City's ability to satisfy its share of the region's future housing needs, financial resources available to support the provision of affordable housing, and administrative resources available to assist in implementing the City's housing programs.

A. Availability of Sites for Housing

An important component of Long Beach's Housing Element is the identification of sites for future residential development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs as determined by SCAG. City staff has identified 16 sites, primarily along major corridors, where residential development can occur in the future, as presented below in Chart 46 and Figure 9. None of the vacant sites proposed to address the RHNA are in the Coastal Zone.

Chart 46: Inventory of Residential Sites

Site Name	Area-acres	Zoning	Density (du/ac)	Affordable-Level	Unit Capacity
1 West Gateway	10.7	PD-30	54	L/VL	587
2 Santa Fe Ave & Spring	4.9	R-4-R	30	L/VL	148
3 Locust Ave & 14 th St	0.9	PD-29/R-4-U	108	L/VL	107
4 Long Beach & Del Amo Bl	2.3	CCN/R-4-N	44	L/VL	105
5 Long Beach & 31 st Street	2.0	PD-29/R-4-N	44	L/VL	91
6 Atlantic Ave & Spring St	3.3	R-3-4	25	MOD	80
7 Alamitos Ave & 4 th St	0.7	PD-30	48	L/VL	37
8 Long Beach & Burnett St	0.7	PD-29/R-4-N	44	L/VL	35
9 Elm Ave & Anaheim St	0.5	PD-29/R-4-U	44	L/VL	23
10 Locust Ave & 12 th St	0.5	R-4-N	36	L/VL	18
11 Long Beach / Eagle St	0.4	PD-29/R-4-N	36	L/VL	18
12 Long Beach / 10 th St	0.3	PD-29/R-4-U	44	L/VL	16
13 Atlantic Ave & 19 th St.	0.5	PD-25/R-3-T	18	MOD	10
14 Lewis Ave & 11 th St	0.3	R-4-R	29	L/VL	8
15 Lime Ave & 11 th St	0.3	R-4-R	29	L/VL	8
16 Atlantic Ave. & 21 St.	0.4	PD-25 (R-3-T)	18	MOD	8

Source: Department of Planning and Building, City of Long Beach, 2001

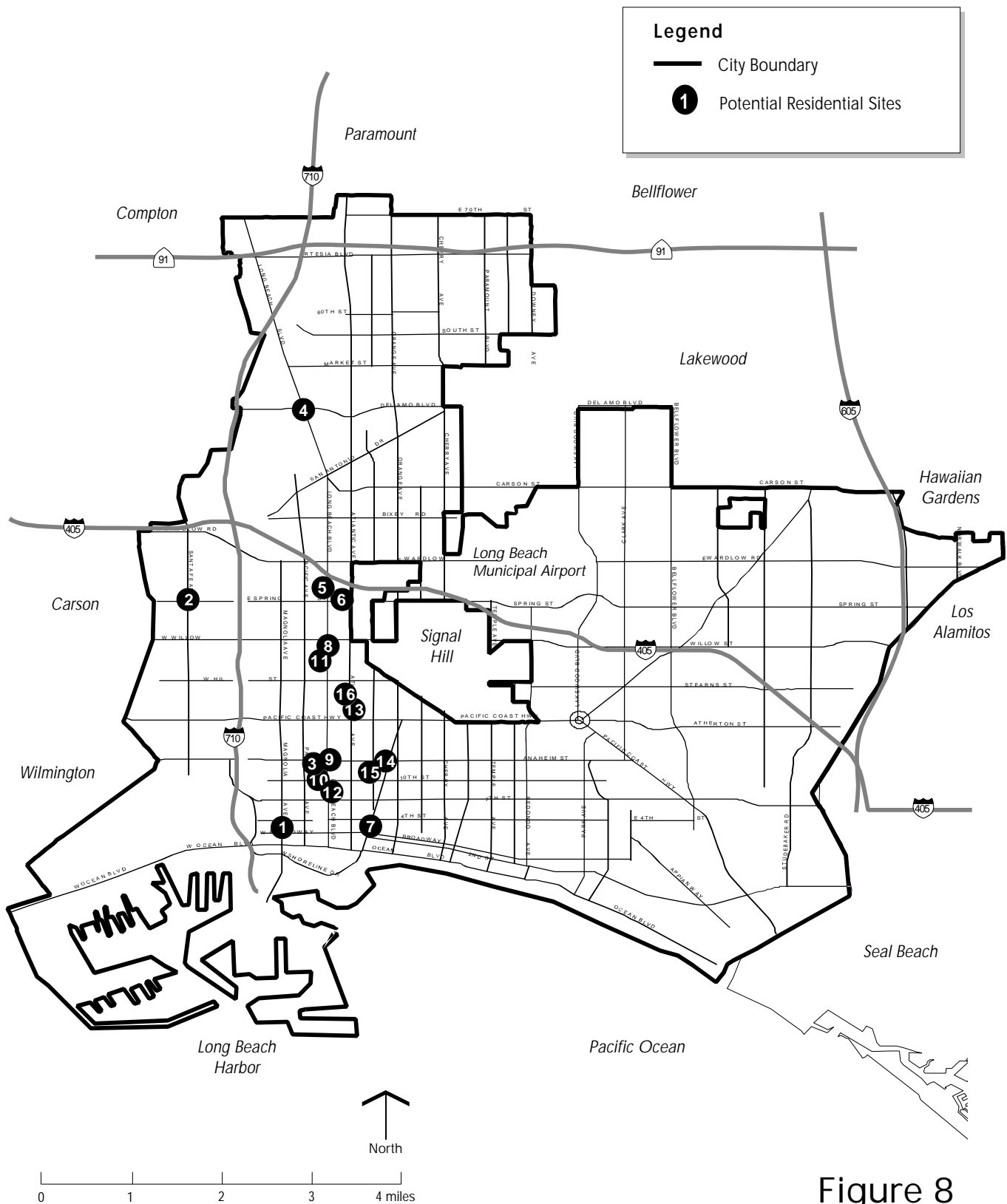


Figure 8
Vacant Sites Suitable for Housing

Source: Department of Planning and Building

Residential Projects in Process.

Various residential projects are underway in Long Beach. As illustrated on Figure 10, most projects are concentrated in downtown, where the demand for apartments is high. This concentration of housing in the downtown area corresponds with the City's land use policies to direct housing to general areas which can accommodate residential uses, and which can provide economic stimulus to the commercial core.

Chart 47 shows the full range of new housing opportunities available in the future. These include condominiums, single-family homes, live/work spaces, artist lofts, and senior housing projects are also underway. Overall, these projects provide a wide range of housing to address the diverse needs of residents and furthermore assist the City in meeting its regional housing need requirements through Year 2005.

Chart 47: Residential Projects Proposed/Under Construction

Project Name	Zone	Type	Total Units	Restricted Units	Affordability	Status
A. Anastasi Homes*	PD-5	C	66	0	UPPER	Construction
B. Brookfield Homes*	PD-5	C	70	0	UPPER	Construction
C. Bay Shore Place	PD-1	SF	51	0	UPPER	Construction
D. Knob of Naples	PD-1	SF	27	0	UPPER	Completed
E. Paragon Homes	PD-1	SF	15	0	UPPER	Entitled
F. Hilltop Apartments	R-4-N	A	160	0	MOD	Construction
G. Stearns/Redondo	PD-17	SF	14	0	UPPER	Construction
H. Broadway Lofts	PD-30	L	40	10 mod	UPPER	Negotiating
I. Pike (Camden)*	PD-6	A	850	0	UPPER	Construction
J. Block M*	PD-6	A	556	0	UPPER	Entitled
K. Long Beach Plaza	PD-30	A	328	50 mod	UPPER	Construction
L. Renaissance Walk	PD-25	SF	40	10 low	MOD	Completed
M. East Village	PD-30	LW	63	63 mod	MOD	Varies
N. Grisham Comm.	R-3-T	--	92	92 low	LOW	Negotiating
O. Walker Building	PD-30	LW	46	0	UPPER	Construction
P. Masonic Temple	PD-29	A	72	0	UPPER	Entitled
Q. Long Beach Bldg.	PD-29	S	63	63 very low	VLOW	Plan Check
R. Boeing Pacific Center	PD-19	A	2,200	220 low	MOD	Planning
S. Obispo & 20 th	PD-17	SF	106	0	UPPER	Planning
T. 1500 E. Ocean*	PD-5	C	70	0	UPPER	Completed
U. 1601 Pacific	R-4-N	A	66	66 low	LOW	Construction
V. 1215 Antonio	R-4-N	A	38	0	MOD	Construction
W. River Glen	R-1	SF	18	0	MOD	Completed
X. 4 th Place*	PD-5	C	10	0	UPPER	Planning
TOTAL			4,911	574		

Source: Department of Planning and Building, City of Long Beach, 2000

Notes: SF = Single Family, A = Apartments; C = Condominiums; T = Townhome; L = Loft, S = Senior; LW = Live/Work; * Located in the Coastal Zone

HOUSING RESOURCES

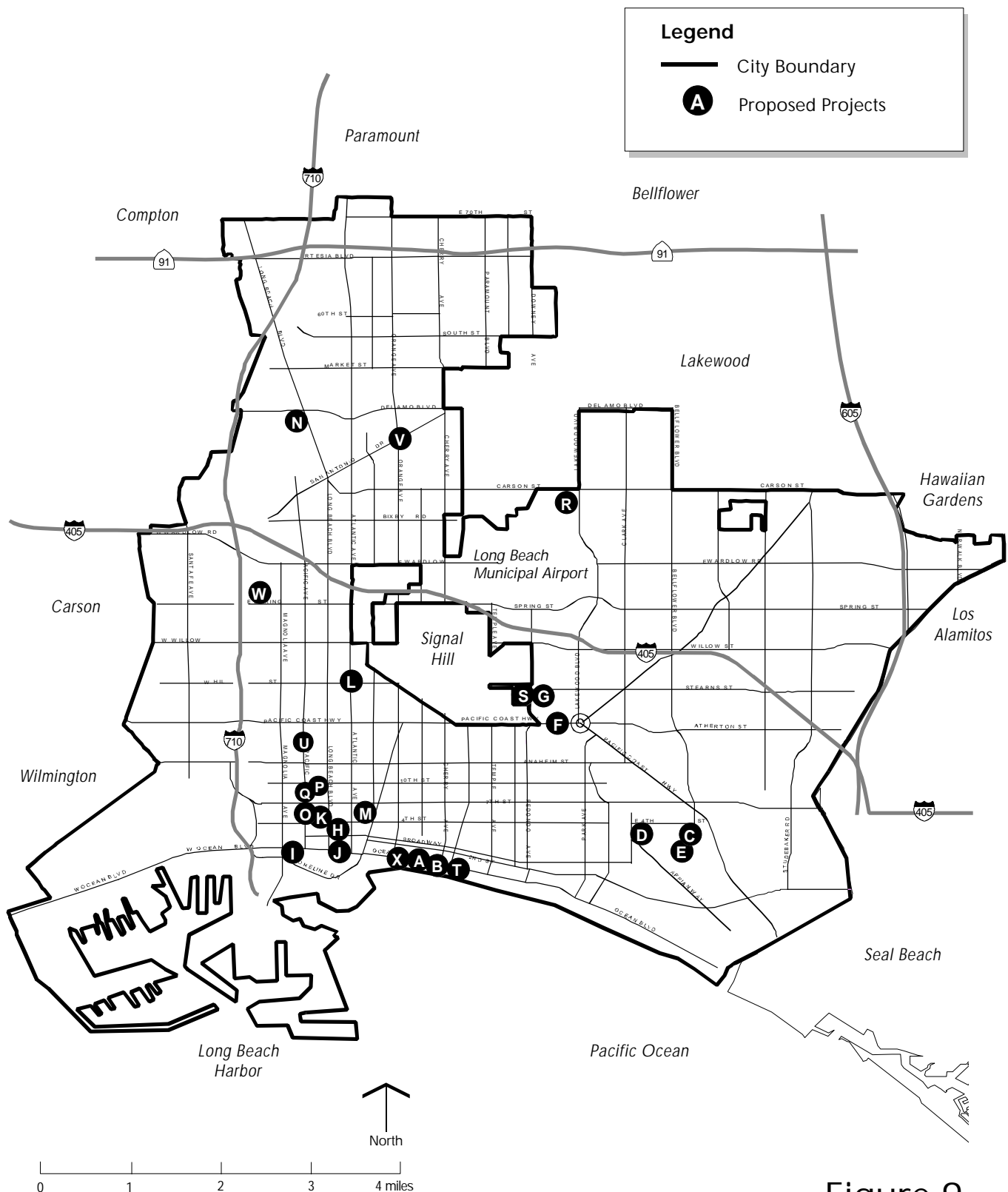


Figure 9

Proposed Residential Project

Source: Department of Planning and Building

Site Suitability

Environmental constraints, infrastructure availability, and permitted densities of new residential development can limit the number of units that could potentially be built and constrain the ability to address a community's share of future housing need. Policies can also impact the ability to addressing the housing needs of special need groups. The following analysis addresses these potential constraints.

Infrastructure: The sites proposed to address the 1998-2005 Housing Element are suitable for development. The vacant sites and sites under development are not constrained by environmental issues that could limit development to the maximum allowable densities. The sites are not constrained by the availability of infrastructure, public services and facilities that may be needed to support that development. Therefore, the development potential that is mentioned is a realistic estimate.

Development Potential: Although the Zoning Code does not specify a minimum density for many districts, maximum densities are typically achieved in the R-4 zone and the PD 30 District. Examples include the following: (1) project at 2600 E. Pacific Coast Highway which totaled 63 units on 1.1 acre site; (2) project at 1500 E. Ocean Boulevard in the PD-5 zone which totaled 70 units on a 1.3 acre lot. A companion and twin project at 1400 Ocean has also been approved at maximum densities.

The vast majority of future affordable units are slated for the R-4, PD29 and 30 districts. Although relatively few higher density units have been built in recent years due to the recession, over 2,500 affordable apartments at high densities are located in these zones. Furthermore, given that projects are typically built at near maximum densities, the vacant sites in the PD29, PD 30, and R-4 zones are sufficient to encourage and facilitate the development of housing that is affordable to low and very low-income households.

Special Needs: Long Beach permits the siting of a range of special need residences in many residential and commercial zones. Most of the affordable housing in Long Beach is located in the R-4 residential districts, other higher density planned development districts, and commercial areas. As shown earlier, there is at least 15 acres of vacant R-4-zoned land that is available for development to address the 1998-2005 RHNA. Altogether, sufficient sites exist to accommodate shelter for homeless persons.

Altogether, over 1,000 acres of land in Long Beach are zoned for R-4. Densities range from 30 to 108 units per acre. In the downtown and greater downtown areas, many blocks are ripe for recycling and zoned for higher density residential use. This does not include current businesses or warehouses, such as the former armory, which are suitable for conversion. Current R-4 zoned land and land in other institutional districts is therefore clearly sufficient to accommodate the City's unmet homeless shelter needs..

Credit Toward the RHNA

As stated earlier, SCAG originally assigned Long Beach a total Regional Housing Needs Allocation of 517 units, which was subsequently increased to 1,464 units when the City accepted reallocated units from the Gateway Cities Council of Governments. As noted in Chapter 2, the affordability targets for the City's RHNA are as follows: 45% of the units should be affordable to very low- and low-income households; 20% for moderate-income households, and 35% for upper-income households.

To comply with State law, Long Beach is statutorily required to identify sufficient residential sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels. The RHNA does not require the City to build housing per se, but rather to identify sufficient sites and development standards that would facilitate new construction.

Long Beach has sufficient sites and zoning to accommodate the RHNA. The more important question is how to facilitate the specific affordability requirements. As described in Chapter 3, land costs are the highest variable cost in development. Higher density developments typically yield a lower unit cost of land per new unit. Therefore, all other things being equal, the savings in land costs in higher density development should translate into greater savings and affordability for the consumer.

Given current land prices and sales prices of new homes, future sites for single family homes are assumed to be affordable only to upper income households. Although condominiums are typically affordable to moderate-income households in many communities, the higher cost of vacant land may preclude this option. For purposes of this analysis, both single-family homes and condominiums are considered affordable to upper income households, unless otherwise noted.

Apartments are generally assumed to be affordable to moderate-income households. However, in many cases, apartments can be affordable to lower income households, particularly, if density levels are high enough to maintain lower per unit land costs. As shown in Chart 45, the average density of vacant sites for affordable housing permit an average a density of 49 units per acre. These densities are sufficient to facilitate the production of housing affordable to lower-income households.

In evaluating housing elements, the Department of Housing and Community Development requires cities to identify adequate sites for new housing development. In meeting this site identification targets, communities can credit housing units built since January 1998, future development potential on vacant or underutilized sites, and qualified substantial rehabilitation projects. This section documents the former two options; the third option is not feasible given the stringent requirements.

Affordability Levels of Credits

Upper Income. According to the Planning and Building Department, over 300 single-family homes and condominiums are in the planning or construction stage. Based upon the assumptions mentioned earlier, all these units are priced at market rate. In addition, approximately five apartment projects comprising about 1,800 units are slated for the downtown core. Because of the location and amenities offered, the majority of these units will be apartments and live/work units affordable to upper-income households.

Moderate Income. A significant number of apartment projects have been proposed. According to the City Planning and Building Department, six projects anticipated to sell at prices affordable to moderate-income households are in the pipeline. Additional vacant sites could yield approximately 100 homes which, at a density of 18 to 25 units per acre, are considered affordable to moderate-income households. Recently, Boeing released conceptual plans to build 2,200 small-unit apartments on a large complex in Long Beach.

Lower Income. A considerable number of affordable housing projects are in the pipeline. Chart 46 details the type and location of housing affordable to lower-income households. Currently, approximately 225 housing units affordable to low-income households are under construction or in various planning stages. An additional 225 units could be available in the Boeing Center. Lastly, over 1,200 low-income units could be built on vacant land at densities ranging from 36 units to 108 units per acre along major corridors.

Chart 48 summarizes a comparison of residential development potential versus the RHNA planning targets for 1998-2005. As shown below, the City has excess development capacity above its RHNA allocation as well as excess capacity for all affordability levels, including lower-income households.

Chart 48: Residential Development Potential versus RHNA

Income Category	1998-2005 RHNA Targets	Current Construction Credits	Land Capacity Credits	Surplus Capacity Credits
Very Low	411	63	1,201	+990
Low	251	388		
Lower	662	451	98	+2,151
Moderate	296	2,349		
Upper	506	2,111		
Total	1,464	4,911	1,299	+4,746

Sources: SCAG Regional Housing Needs Assessment
Department of Planning and Building, City of Long Beach, 2000

B. Financial Resources

Long Beach has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, state, federal and private resources. The following describes the three most significant funding sources used in Long Beach (CDBG, redevelopment set-aside funds, and HOME funds) and Chart 49 summarizes other funding available to support implementation of Long Beach's housing programs.

1. Community Development Block Grant (CDBG) Funds

Through the CDBG program, HUD provides funds to local governments for a range of community development activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. In addition, these funds can be used to acquire or subsidize at-risk units. Long Beach receives \$1.5 million annually in funding for housing and community development activities.

2. Redevelopment Set-Aside

State law requires Long Beach's Redevelopment Agency (RDA) to set-aside 20% of tax increment revenue generated from redevelopment projects for activities that increase, improve, or preserve the supply of affordable housing. Affordable housing developed with tax-set-aside funds must remain affordable to the targeted income group for at least 15 years for rental housing and 10 years for ownership housing. According to the AB1290 Plan, the RDA will generate \$2.6 to \$4.5 million annually in tax increment set-aside funds (\$19.4 million total) plus additional funds for a balance of \$21.8 million from 1999-2004. These funds are earmarked for the following programs: North Long Beach (\$9.5 million), East Village (\$2.9 million), Homeownership programs (\$3.25 million), the Renaissance Walk (\$1.9 million), and Shelter Plus Care (\$0.8 million) with remaining funds earmarked for smaller projects (e.g., Habitat for Humanity, etc.) that support the production, rehabilitation, and conservation of housing. No surplus is accruing.

3. HOME Investment Partnership Program

Long Beach also receives an annual entitlement under the HOME program. HOME funds can be used for activities that promote affordable rental housing and lower-income homeownership, including but not limited to: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for use of these funds is preservation of the at-risk housing stock. A city must also provide matching contributions on a sliding scale: 25% local share for rental assistance or rehabilitation, 33% for substantial rehabilitation, and 50% for new construction. For the 2000-2005 planning period, the City of Long Beach is anticipated to receive \$4 million in HOME funds annually.

Chart 49: Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities.	Acquisition Rehabilitation Home Buyer Assistance Economic Development Homeless Assistance
HOME	Flexible grant program awarded to City on a formula basis for housing activities.	Acquisition Rehabilitation Home Buyer Assistance Rental Assistance
Emergency Shelter Grants (ESG)	Grants awarded to City to implement a broad range of activities that serve homeless persons.	Shelter Construction Shelter Operation Social Services Homeless Prevention
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants.	Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	Acquisition Rehabilitation New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	Acquisition Rehabilitation New Construction Rental Assistance
Section 203(k)	When rehabilitation is involved, a lender typically requires the improvements to be finished before a mortgage is made. This program provides a long-term, low interest loan at fixed rate to finance acquisition and rehabilitation of the property.	Land Acquisition Rehabilitation Relocation of Unit Refinance Existing Indebtedness
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement projects. Maximum loan amount can be up to five times the jurisdiction's most recent annual allocation. Maximum loan term is 20 years.	Acquisition Rehabilitation Home Buyer Assistance Economic Development Homeless Assistance Public Services
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Local agencies (County) make certificates available.	Home Buyer Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	Construction of Housing

Chart 49: Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
Shelter Plus Care Program	Grants for rental assistance that are offered with support services to homeless persons living with disabilities.	Rental Assistance Homeless Assistance Support Services
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	Transitional Housing Housing for the Disabled Supportive Housing Support Services
2. State Programs		
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	Support Services
Multi-Family Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation and preservation of rental housing.	New Construction Rehabilitation Preservation
California Housing Finance Agency (CHFA) Rental Housing Programs	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below-market mortgages.	New Construction Rehabilitation Acquisition of Properties from 20 to 150 units
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to 1 st time homebuyers. Program operates through participating lenders who originate loans for CHFA.	Homebuyer Assistance
California Housing Rehab Program - Owner Component (CHRP)	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor rehabilitation projects.	Rehabilitation Repair of Code Violations, Accessibility Improvements, Room Additions, etc.
Supportive Housing/ Minors Leaving Foster Care	Funding for housing and services for mentally ill, disabled and persons needing support services to live independently.	Supportive Housing Foster Care
Self-Help Housing	Provides non-profits with money for self-help construction supervision, loan packaging and homebuyer education.	Construction Supervision Loan Packaging Homebuyer Education
Downtown Rebound	Funding to facilitate infill development and conversion of commercial buildings for "live-work" spaces.	Rehabilitation Conversion
3. Local Programs		
Redevelopment Housing Fund	State law requires that 20 percent of Redevelopment Agency funds be set aside for a wide range of affordable housing activities governed by State law.	Acquisition Rehabilitation New Construction Homebuyer Assistance
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing mortgage revenue bonds requiring the developer to lease units to low income families at specified rates.	New Construction Rehabilitation Acquisition

Chart 49: Financial Resources for Housing Activities

Program Name	Description	Eligible Activities
Pacific Housing Finance Authority	As a member of PHFA, prospective buyers will select homes purchased by PHFA, enter into a purchase agreement, and assume the home after 38 months.	Home Purchase
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	<input type="checkbox"/> Fixed rate mortgages issued by private mortgage insurers.	Home Buyer Assistance
	<input type="checkbox"/> Mortgages which fund the purchase and rehabilitation of a home.	Home Buyer Assistance Rehabilitation
	<input type="checkbox"/> Low Down-Payment Mortgages for Homes in underserved low-income cities.	Home Buyer Assistance
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	New construction of rentals, cooperatives, self help housing, homeless shelters, group homes
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.	New Construction Rehabilitation Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low income ownership and rental projects.	New Construction
Freddie Mac	Home Works - Provides 1 st & 2 nd mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	Home Buyer Assistance combined with Rehabilitation

In terms of funds from the State of California to support affordable housing, the Governor recently signed the largest housing budget in the State's history for about \$500 million. The most heavily funded programs are as follows: Rental Housing (\$177 million), Community Amenities/Development Incentives (\$110 million), Ownership Housing (\$100 million), Farm Worker Housing (\$43 million), Emergency Housing Assistance (\$32 million), and Supportive Housing/Minors Leaving Foster Care (\$25 million).

C. Administrative Resources

Described below are public and non-profit agencies that have been actively involved in housing activities in the City of Long Beach. These agencies play important roles in meeting the housing needs of the City. In particular, they are critical in the improvement of the housing stock and the preservation of at-risk housing units in Long Beach.

Long Beach Housing Development Company (LBHDC): The LBHDC is a non-profit, public benefit corporation created by the City of Long Beach to aid in the support, financing and development of affordable housing based on needs identified, in part, by the Housing Element. The City advances money to the LBHDC from its Housing Development Fund for the production, improvement, or preservation of affordable housing throughout Long Beach.

Long Beach Housing Authority: The Housing Authority of the City of Long Beach receives funds from the federal Department of Housing and Urban Development (HUD) to provide Section 8 rental assistance to low-income individuals and families so that they can afford to rent decent, safe, and sanitary housing. As of May 2000, the Housing Authority administers nearly 5,000 Section 8 vouchers and certificates.

Long Beach Affordable Housing Coalition, Inc. (LBAHC): The LBAHC is a regional, community-based, non-profit provider of affordable housing. The Coalition develops and preserves single and multi-family housing through the use of tax credits, conventional financing and public/private grants. Currently, the LBAHC owns and operates over 200 units of quality, affordable multifamily housing in the larger Southbay areas, including numerous projects in Long Beach.

Habitat for Humanity, South Bay-Long Beach: Habitat for Humanity is a non-profit, ecumenical Christian housing organization which works in partnership with individuals, churches, companies, foundations and other organizations to build decent, affordable housing. These houses are then sold to very low income persons or families at no profit and with no interest. Habitat houses are built entirely through hundreds of hours of "sweat equity" by volunteers and the future homeowners.

D. Opportunities for Energy Conservation

Utility-related costs can directly impact the affordability of housing in Southern California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an “energy budget.” In turn, the home building industry must comply with these standards while localities are responsive for enforcing the energy conservation regulations.

The following are among the alternative ways to meet these energy standards.

Alternative 1: The passive solar approach that requires a significant amount of south-facing glazing, moderate-insulation level and large area of “thermal mass.”

Alternative 2: Installing glazing with low coefficient of heat transfer and low coefficient of solar heat gain to reduce heat loss and heat gain loads.

Alternative 3: Generally requires higher levels of insulation than Alternative 1, but have little or no thermal mass or window orientation requirements.

Additional energy conservation opportunities include the following: (1) locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face; (2) installing higher efficiency heating and cooling equipment; and (3) air distribution duct systems attached to HVAC equipment should be designed to efficiently transfer heated or cooled air throughout the house. In addition, installation of the duct system with properly sealed joints should reduce wasted air exfiltrated to undesired areas, such as attics.

Local utility providers offer energy conservation assistance programs to City residents. Long Beach’s Gas Department offers senior citizens and disabled persons reduced bills. Southern California Edison offers a variety of energy conservation services under the Low Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy conservation. In addition, Edison participates in the California Alternate Rates for Energy (CARE) program which provides a 15 percent discount on electric bills for low-income customers.



City of Long Beach
Housing Element



HOUSING PLAN

5. HOUSING PLAN

Sections two through four of the 2000-2005 Housing Element establish the housing needs, opportunities and constraints to addressing these needs in Long Beach. This section begins with an evaluation of the accomplishments of the last Housing Element (1989). Following that assessment, this Housing Plan section presents the City's goals, policies, and programs to address housing needs during the 2000-2005 planning period.

A. Program Evaluation

An important step in developing the City's future housing strategy is to critically evaluate the success of the 1989 Housing Element in addressing Long Beach's housing needs. This information forms the basis for developing goals, policies, and programs for the 2000-2005 planning period. This section evaluates housing program accomplishments since the adoption of the 1989 Housing Element. Later sections provide the goals, policies, programs and objectives to be pursued for the 2000-2005 planning period.

The 1989 Housing Element set forth various goals, policies, programs and objectives to address the development, maintenance, and improvement of housing in Long Beach. These goals are summarized below:

- Goal #1: Maintain and Improve the Quality of Existing Housing Stock
- Goal #2: Provide Opportunity to Expand the Housing Stock with New Construction
- Goal #3: Protect and Preserve Housing Affordable to Low-Income Households
- Goal #4: Increase Opportunity for Low-Income Households and Special Needs
- Goal #5: Provide Increased Opportunities for Home Ownership
- Goal #6: Ensure Fair Treatment and Equal Opportunity for all Households

The above goals were implemented through numerous housing policies and programs. As part of State Housing Element law, communities are required to report on the progress made in meeting their goals since the Housing Element was adopted (1989). Therefore, the following discussion focuses on the progress made in implementing the Housing Element goals and objectives, the effectiveness of the programs, and the appropriateness of programs for the 2000-2005 Housing Element planning period.

Chart 50: Summary of Accomplishments

Goal/Action	Target (Units)	Progress/Achievement
1. Housing Stock Maintenance		
Single Family Rehabilitation	2,000	Improved 319 single-family units (80%VL; 20% L)
Multifamily Rehabilitation		Improved 2,004 multi-family units (74%VL; 26% L)
Public Demolitions of Units	250	Demolished 351 substandard units
Rental Acquisition & Rehab	n.a.	Acquired & Rehabilitated 105 units (65% VL;35%L)
Code Enforce. Inspections	n.a.	Repaired about 1,591 units – various affordability
2. Housing Construction		
Lower-income Units Built	1,000	771 Low Income apartments units built
Moderate-income Unit Built	7,000	733 Condominiums + 648 Apartment units built
Upper-income Unit Built	2,000	398 Single-family units + 333 apartments
Total Units Built	10,000	2,883 Net New Units Built
3. Housing Preservation		
Preserve At Risk Units	628	254 bond-financed; 42 Section 236 units converted
Deter Private Demolitions	950	1,103 private demolitions
Regulate Condo Conversion	300	No condominium conversions
4. Lower Income/Special Needs		
Navy to build Housing	450	Navy Relocated out of Long Beach
CSULB to build Housing	1,000	No Dormitories/Greek Housing built
City-Assisted Units	1,000	Section 8 certificates up from 3,500 to over 5,000
Emergency Shelters and Other Special Need Groups	n.a.	Funded 2 transitional units; 43 units for chronic mentally ill; 25 units for disabled persons, 10 homes for substance abusers; 75 units for elderly Veterans; 15 Habitat homes for very low-income
Density Bonus	None	Approved approx. 50 density bonuses
5. Increase Homeownership		
New Homeownership	800	Down payment Assistance: 510 units
2 nd Mortgage Assistance	n.a.	2nd Mortgage Assistance: 108 units
Mortgage Revenue Bonds	n.a.	Mortgage Revenue Bond: 65 units
Mortgage Credit Certificates	n.a.	Mortgage Credit Certificates: 779 units
Other Home Ownership	n.a.	Atlantic Villas: 15 units
6. Fair Housing		
Support Fair Housing	-0-	Continued contract for fair housing services
Relocation Assistance	-0-	Assisted tenants displaced due to City activities

Goal #1: Housing Stock Maintenance

As an older, highly urbanized and densely populated community, Long Beach is confronted with a wide range of community development issues, particularly in older neighborhoods where housing conditions, public improvements, and community facilities are beginning to deteriorate. To address these needs, the 1989 Housing Element proposed the following: (1) code enforcement citywide and intensified efforts in distressed areas, (2) provision of loans to remedy code violations and address rehabilitation; and (3) linkage with other community development goals.

Long Beach has long used community code enforcement to maintain and improve housing. However, in 1997, the City reorganized their efforts to improve community participation. In recognition that resident involvement is critical to neighborhood conservation, the City initiated a 12-month pilot "Community Code Enforcement" program. Due to its success, the City Council provided funding to implement four teams. Community participation is an integral part of the program, as City staff work with residents and community groups to address neighborhood problems.

The City also implemented several code enforcement programs for CDBG-targeted neighborhoods and for specific buildings where crime and code violations were more concentrated. From 1994 through 1999, the City also addressed distressed corridors that were heavily impacted by the civil unrest of the early 1990s. The Central/North Long Beach Cleanup Project Areas were established to eliminate the deterioration evident on property along Long Beach Boulevard and Atlantic Avenue brought on by the exodus of car dealerships and the civil disturbance that occurred in 1993.

While code enforcement is an effective means for identifying substandard structures, funds are needed to repair and/or rehabilitate the buildings. To that end, the Housing Services Bureau and the LBHDC provided loans to address housing rehabilitation. During the 1990s, the City issued rehabilitation loans for numerous single- and multi-family units. The affordability levels were based upon estimated funding levels (all low income) and City department estimates of loans to very low and low-income residents of the City. Code enforcement efforts were also utilized to demolish severely substandard buildings.

The LBHDC also undertook several affordable housing projects intended to achieve multiple community development goals. The LBHDC purchased and rehabilitated a home in the Cherry-Temple Neighborhood Improvement Strategy Area and deeded it to Comprehensive Child Development, who provides on-site and in-home child care for the surrounding neighborhood. Other similar projects combining housing and childcare are being undertaken in Grisham Neighborhood, which involves the reconfiguration and rehabilitation of 26 fourplex units into a 92-unit complex.

Altogether, Long Beach achieved the goals set forth in the 1989 Housing Element with respect to maintaining the quality of housing and improving neighborhoods and will continue with the present menu of goals, policies, and programs.

Goal #2: Encourage New Construction

State law requires communities to plan for a share of the region's housing needs (Government Code Section 65584). From 1988-1994, SCAG determined that Long Beach should plan for 13,417 units, with a portion affordable to different income levels. To accommodate this need, the City set forth policies to: (1) identify suitable sites for new housing to accommodate a RHNA target of 10,000 new units; (2) remove government constraints to stimulate private housing development; and (3) direct new housing growth to employment centers and along certain corridors.

State law does not require communities to build housing units assigned by the RHNA, but rather encourages the production of housing by identifying vacant sites (zoned at the appropriate densities with adequate public services and facilities) and by encouraging the production of housing affordable to different income groups. The 1989 Land Use Element concentrates the majority of sites for new housing along corridors, in the downtown, and in proximity to major employment, transit and activity centers.

The 1989 Housing Element adequately identified sufficient sites zoned at the appropriate densities to encourage the construction of housing that could be afforded by all economic groups. To encourage new residential development, the City implemented a new Development Services Center that concentrates planning, business license, public works, fire, health, and building/safety into one location. By coordinating all functions under one roof, this Center was instrumental in reducing the time and cost of obtaining permits and mitigating governmental constraints.

Progress in meeting the RHNA targets can be measured from examining certificates of occupancy and a sample of housing prices from internet and city rental surveys. The results showed that 44% of all apartments were affordable to lower income, 37% were affordable to moderate income, and 19% to upper income. Condominiums were affordable to moderate-income households. Single-family homes are considered upper-income housing based upon land costs. Taken together, an analysis of all certificates of occupancy showed that the market produced only 38% of the RHNA.

Market forces precluded achievement of the 1988-1997 RHNA construction targets. SCAG's growth projections were based on pre-recession building activity (which was stimulated by federal tax shelters), an overly inflated market, and optimistic employment projections. Following the RHNA adoption, however, the region experienced a severe economic recession that depressed housing demand. Without sufficient demand for housing and growing public sentiment against poorer quality developments built in the late 1980s, the RHNA targets were not achieved.

With the recent improvement of the economy and housing market have led to the revisiting of implementing land use policies in the General Plan and Strategic Plan. Both documents support land use policies that focus new residential development along transit corridors and in employment and activity centers.

Goal #3: Protect and Preserve Affordable Housing

Long Beach has numerous affordable multi-family units that were subsidized with government assistance. In addition, mobile homes, older homes, and apartments provide a supply of housing that is affordable to lower-income households. The 1989 Housing Element set forth goals to preserve the City's affordable housing stock by preserving, to the extent feasible, government-subsidized and affordable multi-family units, deterring privately demolished units, and regulating condominium conversions. These goals were implemented through various housing preservation and conservation policies.

The 1989 Housing Element contained an analysis of government rent-subsidized housing projects that were affordable to lower-income households. At that time, the City identified 1,596 subsidized units that were at-risk of losing their affordability controls due to the expiration of use restrictions or uncertainty over future funding. Of that total, the City proposed to preserve affordability of 628 "at-risk" units. However, as is common in communities across the region, property owners of several bond-financed complexes decided to opt-out of the affordability controls.

Since the 1980 Local Coastal Program, the City has required replacement of affordable housing in the coastal zone that are lost to either demolition or conversion. The 1989 Housing Element expanded the one-for-one replacement policy citywide. By 1991, however, the severe economic recession depressed new construction. Developers, factoring in land acquisition, demolition, and costs to rebuild or convert apartments to current development standards, found that replacement was infeasible given the low expected rents. Therefore, the Council changed the policy to voluntary.

Long Beach also down-zoned several neighborhoods to reduce densities, provide compatibility with existing residential uses, and discourage speculative purchase and recycling of these older, affordable units. In some cases, the City also established historical preservation districts to preserve structures of significant architectural and historic merit. Although downzoning is often viewed as a device to reduce housing construction, in many of our Long Beach neighborhoods, it has been used as a powerful tool for preserving the affordability of the existing housing stock.

The 1989 Housing Element policies had mixed results in maintaining affordable housing. The City did not lose any affordable housing stock through condominium conversions or other losses. Down zoning also helped stabilize neighborhoods and preserve the City's older and more affordable housing. However, all assisted units under mortgage revenue bonds were converted. For the present period, the City will strengthen the atrisk program and investigate the preservation of single-room occupancy units as affordable.

Goal #4: Increase Opportunity for Low Income Special Needs Groups

The fourth goal was to increase affordable housing opportunities for low-income households and special needs households to live in affordable housing. To achieve this goal, the City proposed to provide financial assistance to developers of affordable housing, including special needs housing. Second, implementation of density bonus provisions and other development incentives would continue. Third, the City would continue providing rental assistance to lower-income households.

Long Beach has been active in providing financial assistance to developers of affordable housing. Through efforts of the LBHDC, the City helped finance the construction of 280 housing units for special needs residents. Although no specific targets were set forth in the 1989 Housing Element, the following projects were built:

Merit Hall Apartments –	20-unit complex for the chronically mentally ill
Casa Corazon --	25-unit complex for persons with disabilities
Atlantic Apartments –	13 units for the chronically mentally ill
Cerritos –	Rehabilitation of duplex for transitional housing
Lois Apartments –	24-unit rental complex for seniors
Junipero Avenue --	Demonstration project with in-home child care facility.
Blackstone Hotel --	Conversion of hotel to 106 studio/1-bed units
Amends Center --	Single-family home for substance abuse
Volunteers of America –	75 units for the elderly
Habitat Humanity –	15 for sale homes to very low-income households

The City also implemented a tiered density bonus program. Tier 1 is an incentive density bonus program where developers meeting State law production requirements are allowed a 25% increase in density. Tier 2 is a 100% density bonus for affordable housing for senior citizen and disabled persons. Tier 3 is a 200% density bonus for affordable housing for lower-income senior citizens and disabled persons. Approximately 50 density bonus units were built in senior projects.

Finally, the City maintains a rent subsidy program for lower-income households. Since 1989, the City increased Section 8 certificates and vouchers from 3,500 to over 5,000 as well as provided additional rental assistance under other programs. In addition, the City maintains a tenant-based rent subsidy program for up to two years for tenants living in single or multi-family units rehabilitated with HOME assistance funds. This has provided additional assistance to several hundred households since inception in the early 1990s.

In summary, the City's list of housing incentives have historically had mixed success, largely due to market forces. Nonetheless, they are still viewed as a necessary measure to encourage the production of affordable housing and will remain in effect. Moreover, the City will continue implementing the Section 8 rental program as well as continue to negotiate with HUD to increase the payment standard as needed so that extremely low-income households can afford to sign-up for leases within HUD's new guidelines.

Goal #5: Provide Homeownership Opportunities

The 1989 Housing Element was developed during a period characterized by soaring home prices, falling vacancy rates, and a tight housing market. Because of rising housing prices, the Housing Element expressed concern over maintaining the balance between renter and ownership housing. Therefore, a major focus of the 1989 Housing Element was to provide increased opportunities for homeownership, particularly for moderate-income, first-time home buyers. City participation in programs was designed to increase homeownership opportunity to 800 households.

Since the 1989 Housing Element, significant progress has been made in promoting new homeownership opportunities for residents throughout Long Beach. The LBHDC has promoted new homeownership through a Second Mortgage Assistance Program, Down Payment Assistance Program, Mortgage Credit Certificate Program, Mortgage Revenue Bonds, and various other programs. Taken together, these programs have been successful in providing homeownership opportunities to approximately 1,460 households—exceeding the goal of 800 households.

In addition, the City successfully secured federal funds to expand homeownership. During the early 1990s, the housing market crash was followed by the 1993 civil disturbance, closure of the Long Beach Naval Station, the Hospital, and Shipyard. In 1998, the federal government awarded \$1.9 million to implement a Homeownership Zone Plan. The Plan is designed to provide housing, transportation, economic, and beautification efforts along Long Beach and Atlantic Boulevards. A total of 381 homes are slated for the Wrigley neighborhood and American Marketplace.

Expanding homeownership opportunities will remain a central theme of the City's 2000-2005 Housing Element and is particularly important given the trend in apartment construction. Moreover, Long Beach recently completed its Strategic Plan, which set forth community-wide goals. One of the central themes has been the need to stabilize neighborhoods, especially declining neighborhoods, and expanding homeownership is viewed as an important means to increase long-term commitment to the community and therefore help to stabilize neighborhoods.

Goal #6: Ensure Fair Housing Opportunity

Long Beach contracts with the Fair Housing Foundation (FHF) to address disputes related to violations of local, state and federal housing laws. FHF's program consists of an anti-discrimination program, landlord-tenant mediation, and an education and outreach program. In addition to contracting with the Fair Housing Foundation, the City adopted an ordinance prohibiting discrimination against persons with HIV/AIDS in the renting or selling of a housing unit. Lastly, the City requires that relocation assistance be paid to tenants displaced as a result of selected City activities.

B. GOALS AND POLICIES

The Long Beach Strategic Plan guides the goals, policies and programs of the General Plan, including the 2000-2005 Housing Element. In 1997, the Mayor and City Council initiated a strategic planning process to identify community issues facing Long Beach over the next decade, to engage the community in developing a vision for the future, and to develop guiding principles, goals, and strategic actions to implement that vision. These efforts culminated in the adoption of the Long Beach 2010 Strategic Plan.

The Strategic Planning Process concluded that the restoration of neighborhoods as the center of community life is the most important step Long Beach can undertake to build toward a positive future in the 21st Century. In keeping with this goal, the Neighborhood Development Task Force developed the following **vision statement**:

Future Long Beach is a clean, safe, healthy, and prosperous city, where residents, business and government are partners in balancing growth, the environment, cultural and neighborhood interests; and creating places for people of all lifestyles, cultures and perspectives to flourish, live, love, learn and contribute.

To that end, the Strategic Plan sets forth the following principles:

- ✍ Build a strong network of healthy neighborhoods in Long Beach
- ✍ Strengthen community leadership, collaboration and stewardship and increase public participation
- ✍ Create healthy neighborhoods where diversity is celebrated, arts and cultural programs flourish, services are accessible, and all people have tools to improve the quality of their lives
- ✍ Support neighborhood efforts to create beauty and pride by removing blight and providing high-quality and well-maintained public infrastructure, parks and public facilities in each neighborhood; and
- ✍ Improve the quality and availability of housing by addressing declining homeownership, neighborhood stability, and overcrowding.

In addition to the 2010 Strategic Plan, extensive community input was sought to shape the policies and programs of this Housing Element. As described in the Introduction to this Housing Element, four community workshops were conducted and over 350 questionnaires were completed by residents. **These surveys revealed four key issues:** (1) housing/neighborhood revitalization; (2) residential code enforcement; (3) new affordable/accessible housing; and (4) homeowner/renter assistance.

This section contains a brief overview of the key issues gathered from the Needs Assessment followed by the goals and policies that Long Beach intends to implement to address housing needs identified in the housing needs assessment. Community input on priority needs and programs are included in the Housing Element appendix. Programs and objectives to support these efforts are described in the following section.

1. Housing and Neighborhood Conservation

Issue: Housing and neighborhood conservation and preservation in Long Beach is an important means to improve the quality of life for our residents. As an older, highly urbanized, and densely populated community, Long Beach is confronted with a range of community development issues, particularly in older neighborhoods where housing conditions, public improvements, and community facilities begin to deteriorate over time. Therefore, it is important to make efforts to preserve our community.

Goal: **RETAIN AND IMPROVE THE QUALITY OF EXISTING HOUSING AND IMPROVE QUALITY OF LIFE IN NEIGHBORHOODS**

Policy 1.1 Encourage citizen involvement in addressing the maintenance and improvement of the housing stock and the neighborhood context.

Policy 1.2 Preserve and protect the character of established communities, with an emphasis on single-family neighborhoods and those beginning to decline.

Policy 1.3 Promote continued maintenance of quality ownership and rental housing by offering loans to encourage preventive maintenance and repair.

Policy 1.4 Promote, where appropriate, the revitalization and/or rehabilitation of residential structures which are substandard or have fallen into disrepair.

Policy 1.5 Make efforts to improve streets and drainage, sidewalks and alleys, green spaces and parks, street trees, and other public services, public facilities, amenities and other infrastructure.

Policy 1.6 Continue to preserve and maintain the City's historical and architecturally-significant buildings and neighborhoods by establishing and maintaining historical landmarks and districts.

Policy 1.7 Continue to support the creation of healthy neighborhoods by addressing public safety issues, performing ongoing property inspection, and eliminating threats to the public health.

Policy 1.8 Promote strong, on-site management of apartment complexes to ensure the maintenance of housing and neighborhood quality.

Policy 1.9 Support programs and projects which link affordable housing with other community development goals and resources.

2. Housing Production

Issue: Maintaining a diversity of rental and ownership housing opportunities is an important goal for Long Beach in meeting the needs of its residents. Part of this diversity is addressed through the RHNA, which requires cities to encourage the construction of housing that is affordable to all economic segments. Diversity is also important to ensure that all households, regardless of age, income, and family type, have opportunity to find suitable housing.

Goal: **PROVIDE INCREASED OPPORTUNITIES FOR THE CONSTRUCTION OF HIGH QUALITY NEW HOUSING**

Policy 2.1 Provide adequate sites, zoned at the appropriate densities, to facilitate the housing production and affordability goals set forth in the 1998-2005 Regional Housing Needs Assessment.

Policy 2.2 Encourage a balance of rental and homeownership opportunities, including high-quality apartments, townhomes, condominiums, and single-family homes.

Policy 2.3 Encourage new high quality rental and ownership housing through the implementation of design review guidelines and architectural standards.

Policy 2.4 Investigate innovative strategies for encouraging the adaptive reuse of existing structures for residential purposes.

Policy 2.5 Encourage new residential development along transit corridors, in the downtown, and close to employment, transportation, and activity centers; and encourage infill and mixed-use developments in designated districts.

Policy 2.6 Maintain a list of City-owned sites, and assist residential developers in identifying land suitable for residential development.

Policy 2.7 Assist in establishing partnerships of nonprofit organizations, affordable housing builders, and for-profit developers, to provide greater access to affordable housing funds.

Policy 2.8 Support the provision of quality rental and ownership housing opportunities, including those to accommodate larger families.

Policy 2.9 Support the development of housing that is technology-friendly and designed to meet the housing needs of the emerging information and technology industry workforce.

Policy 2.10 Utilize development agreements as a tool to achieve a mix of affordability levels in large-scale residential projects.

3. Homeownership Opportunities

- Issue:** The Strategic Plan identified the need for increased homeownership. Over the past several decades, homeownership rates in Long Beach have declined. Increasing homeownership is viewed as an important tool to stabilizing neighborhoods and improving quality of life for residents. However, the recent escalation of home prices is precluding many lower-income households and first-time homebuyers from purchasing a home.
- Goal:** **PROVIDE INCREASED OPPORTUNITIES FOR HOME OWNERSHIP**
- Policy 3.1** Provide favorable home purchasing opportunities, with an emphasis upon affordable options for low- and moderate-income households.
- Policy 3.2** Expand homeownership opportunities in the City's federally-designated Homeownership Zone to facilitate revitalization of these areas.
- Policy 3.3** Utilize homeownership assistance programs as a mechanism to expand affordable housing opportunities and accommodate large families.
- Policy 3.4** Pursue participation in other homeownership programs available in the private market (e.g., such as lease-to-owns).
- Policy 3.5** Seek to provide homeownership for tenants in apartments proposed for condominium ownership. Ensure that property owners comply with tenant notification and relocation assistance.

4. Special Needs Populations

- Issue:** Certain groups face greater difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income, family characteristics, disability, or health issues. Long Beach is home to a sizable population of persons with special needs -- homeless, disabled persons, single parents with children, immigrants, seniors, students, persons living with HIV/AIDS, and others.
- Goal:** **ADDRESS THE UNIQUE HOUSING NEEDS AND CIRCUMSTANCES OF SPECIAL NEEDS POPULATIONS**
- Policy 4.1** Support continued efforts to implement and expand the Continuum of Care program for homeless persons.
- Policy 4.2** Integrate and disperse special needs housing within the community and in close proximity to transit and public services.

- Policy 4.3** Encourage California State University of Long Beach and other institutions of higher education to build student housing to meet the needs of their students.
- Policy 4.4** Continue to implement the City's density bonus program to provide incentives for the provision of housing that is accessible and affordable to seniors and disabled persons.
- Policy 4.5** Support provision of housing to address the needs of the disabled, mentally ill, persons with substance problems, persons with HIV/AIDS, and other groups needing supportive housing.
- Policy 4.6** Proactively seek out new models and approaches in the provision of affordable housing, such as co-housing and assisted living facilities.

5. Governmental Constraints

- Issue:** Market factors and government regulations can have a significant impact on the development, improvement, and the affordability of housing. Although market conditions are typically beyond the direct influence of any jurisdiction, communities can encourage housing investment by ensuring the reasonableness of land use controls, development standards, permit-processing procedures, fees and exactions, and governmental requirements that will impact residential development.
- Goal:** **MITIGATE GOVERNMENTAL CONSTRAINTS, TO THE EXTENT FEASIBLE, TO HOUSING INVESTMENT AND AFFORDABILITY**
- Policy 5.1** Periodically review City regulations, ordinances, and fees to ensure they do not unduly constrain housing investment.
- Policy 5.2** Offer financial and/or regulatory incentives, such as density bonuses and fee reductions/waivers, where feasible, to offset or reduce the costs of developing affordable housing.
- Policy 5.3** Utilize Planned Developments (PD) as a tool to allow flexible residential development standards in designated districts.
- Policy 5.4** Provide for streamlined, timely, and coordinated processing of development projects to minimize project holding costs.
- Policy 5.5** Support the use of technology to improve communications between residents and the community, and facilitate housing development.

6. Preservation of Affordable Housing

Issue: Long Beach has over 3,000 publicly assisted affordable rental units. The Housing Authority also provides rental assistance to over 5,000 Section 8 lower-income recipients. However, because a portion of government-subsidized affordable housing periodically becomes at-risk of conversion to market rents due to expiration of use restrictions, demolition, or conversion, it is important to have strategies to preserve those units.

Goal: **PRESERVE EXISTING STOCK OF AFFORDABLE HOUSING**

Policy 6.1 Continue implementing Section 8 program and work with property owners to advertise the availability of housing units.

Policy 6.2 Work with property owners and tenants to encourage the preservation of assisted multi-family units at-risk of conversion to market rents.

Policy 6.3 Continue the City's rehabilitation loan and grant programs to assist in the preservation of affordable housing units.

Policy 6.4 Seek to preserve the existing stock of single room occupancy housing as a source of permanent affordable housing.

7. Fair and Equal Housing Opportunity

Issue: Ensuring fair and equal housing opportunity for home-seekers is a continuing need in Long Beach. Whether through mediating tenant/landlord disputes, investigating bona fide complaints of discrimination, or through the provision of education services, fair housing services are needed to enforce state and federal laws. The following policies are designed to continue implementation of applicable laws.

Goal: **ENSURE FAIR AND EQUAL HOUSING OPPORTUNITY**

Policy 7.1 Provide fair housing services to Long Beach residents and ensure that residents are aware of their rights and responsibilities.

Policy 7.2 Enforce laws prohibiting discrimination in the building, financing, selling or renting of housing.

Policy 7.3 Continue to enforce notification and relocation assistance for low-income persons displaced due to demolition, condominium conversion, or rehabilitation due to code enforcement.

C. HOUSING PROGRAMS

This section describes programs that are designed to encourage the maintenance, improvement, development, and conservation of housing in the City for the 2000 to 2005 planning period. The programs are organized under the following policy areas: Housing and Neighborhood Conservation, Housing Production, Homeownership Opportunities; Special Needs Populations, Preservation of Affordable Housing, Fair and Equal Housing Opportunity. This section describes the programs that Long Beach will implement to address these areas, including specific quantified objectives for the 2000-2005 planning period. Chart 51 at the end of the chapter specifies for each program the following: five-year objective, funding sources, and agency responsible to implement the program.

HOUSING AND NEIGHBORHOOD CONSERVATION

Housing and neighborhood conservation and preservation is an important means to improve the quality of life for our residents. As an older, highly urbanized, and densely populated community, Long Beach is confronted with a range of community development issues, particularly in older neighborhoods where housing conditions, public improvements, and community facilities begin to deteriorate over time. The following programs will be undertaken during the 2000 to 2005 planning period.

1. Home Rehabilitation Programs

Project Home Pride provides low-interest loans to lower-income homeowners to make improvements and repairs to their homes. Up to \$25,000 can be borrowed by owner-occupants at an interest rate of 3%. Often, payment on the loans can be deferred until the home is sold or transferred. Proceeds can be used to correct code deficiencies, repair damage, and improve the building or grounds.

The Multi-family Rehabilitation Loan Program provides loans up to \$10,000 per unit to make improvements and repairs in apartments. These loans typically carry an interest rate of 4%, repayable over 15 years. To qualify, the housing units improved by the rehabilitation loans must be occupied by low-income households at affordable rents, and the units must meet federal occupancy standards.

Home Improvement Grants are also available for properties in Neighborhood Improvement Strategy areas. Property owners are reimbursed up to \$2,000 to improve the exterior of their homes. Eligible improvements include painting or stucco, fencing, doors and windows, concrete work, and the repair of landscaping. Other programs are offered to address lighting, locks, tool rental, and graffiti removal.

Five-Year Objective: Provide rehabilitation assistance to 1,935 low-income owner households and 1,256 low-income renters.

2. Acquisition and Rehabilitation Program

Many of Long Beach's older neighborhoods have buildings that are deteriorating. The presence of dilapidated structures contributes to an overall decline in the quality of neighborhoods. To address this problem, the LBHDC administers an acquisition and rehabilitation program for multi-family and single-family homes, most of which are acquired from the City through HUD's "Homes to Local Government Program." LBHDC acquires buildings, rehabilitates the units and sells them to low- and moderate-income households or to another nonprofit organization with affordability restrictions in place. Many units provided by the LBHDC address special needs. Acquisition and rehabilitation contributes to the improvement of neighborhoods.

Five-Year Objective: Provide assistance to 32 ownership units and 419 rental units set-aside for lower-income households.

3. Mobile Home Rehabilitation Program

The City of Long Beach has approximately 2,200 mobile home units that generally provide affordable housing for low-income households. Many mobile home parks were originally designed for seniors, but have gradually transitioned to occupancy by families. As a result, mobile home parks may contain inadequate open space and play areas for their children. Moreover, many mobile home complexes now suffer from deferred maintenance. To address these conditions, the City offers a mobile home loan program to correct deficiencies. Eligible corrective work includes weatherizing and energy conservation, exterior painting, roofing, vector control, and the repair of major systems (e.g., heating, air conditioning, plumbing, electrical, etc.).

Five-Year Objective: Offer rehabilitation assistance to mobile home occupants and study long-term strategy for preserving and upgrading parks.

4. Neighborhood Resource Center

The Neighborhood Resource Center (NRC) assists neighborhood and community organizations to increase their effectiveness. Neighborhood volunteers who work together are frequently in need of supplies, training, and meeting locations. The NRC assists them by providing free access to a community meeting room, neighborhood flyer boxes, use of computers, and the Internet, and by hosting training workshops on relevant community topics. The NRC also administers a Safe Streets Now program to empower residents and property owners to reclaim their neighborhoods from criminal activity. In addition, the County Bar Association offers dispute resolution services to diffuse conflict and foster non-violent alternatives which might otherwise result in court action or escalate into acts of frustration, violence and racial/ethnic tensions.

Five-Year Objective: Continue to foster neighborhood volunteerism through the Neighborhood Resource Center.

5. Code Enforcement

The Long Beach Strategic Plan identifies the need for code enforcement to provide for routine maintenance and repair of homes, the elimination of substandard building conditions, improvement in infrastructure, and reinvestment in neighborhoods. To achieve this goal, Long Beach provides a citywide Code Enforcement Program to address dilapidated buildings, property maintenance, weed abatement, and vehicle abatement along with enforcement of zoning regulations. Within the citywide code enforcement program, four proactive neighborhood programs focus on various aspects and locations for enhanced code enforcement efforts.

a) Neighborhood Improvement Strategy (NIS). The NIS program aims to improve the quality of life in neighborhoods troubled by social, economic, and physical problems. The City works with neighborhoods and residents to develop an action plan that is implemented by an interdepartmental Task Force. Services include gang suppression, graffiti, property maintenance, and youth services. The Planning Bureau mobilizes the neighborhood into a cohesive group and City staff offers a number of resources to assist them in the rehabilitation process.

b) Fresh Start. The advanced deterioration of one or more buildings often leads to criminal activity which, if unchecked, can spread through a neighborhood. In response, the Fresh Start Program coordinates all affected departments to eliminate these types of problems. Owners of properties that meet the Fresh Start criteria are contacted. City staff meet with the owner, who is given a period of time to make substantial progress. Failure to comply lead to violation notices, which are taken through the administrative and judicial process, if necessary.

c) Intensified Code Enforcement (ICE). The Intensified Code Enforcement Program (ICE) is a comprehensive code enforcement effort involving the Planning and Building Department and Health and Human Services Department. The ICE program focuses on bringing all structures within a specified geographic area into full compliance with the City's building, health, and safety regulations. All NIS areas identify code enforcement as an important neighborhood issue. Inspections under the ICE program have been completed in most NIS areas.

d) Neighborhood Nuisance Abatement Program (NNAP). The goal of NNAP is to coordinate City resources to resolve chronic neighborhood nuisances. NNAP tracks chronic nuisance problems of illegal drugs, vacant buildings, gangs, loud noises, trash, etc. and assists citizens in solving problems by directing them to the appropriate City department. A chronic neighborhood nuisance occurs when any person or property has two of the following: (1) 3 or more complaints within 60 days, (2) alleged violations of codes administered by two city departments; or (3) the nuisance poses an immediate health or safety threat.

Five-Year Objective: Continue comprehensive code enforcement.

6. Multi-family Housing Inspection Program

The City's Environmental Health Bureau administers a Housing Inspection Program to ensure that dwelling units are clean and well maintained. Under this program inspectors provide both routine and compliance driven inspections of commercial and residential buildings. Routine inspections are scheduled for dwellings with a City business license, which is required for residential properties with over four units. Currently, the City has 8,098 licensed multi-unit dwellings and 179 licensed commercial lodging facilities. The program also includes inspections of garages, which are cited if there is evidence of residency. New funds have been budgeted to increase the number of inspectors under this program from five to nine.

Five-Year Objective: Continue to support efforts to inspect multi-family properties and correct code violations.

7. Lead-Based Paint Hazards

Lead poisoning is the top preventable environmental health hazard facing children. According to the Agency of Toxic Substances and Disease Registry, lead-based paint (LBP) hazards are concentrated in Long Beach's older housing stock, comprised of an estimated 66,000 units built before 1950. Since 1995, the City's Health Department has received \$8 million in grants to address potential LBP hazards. The City's strategy is designed around the following five-point program: (1) a community education and awareness program; (2) blood testing for young children in families below 200% of the poverty line; (3) housing and environmental inspections, (4) grants and loans for repairs, and (5) a monitoring program.

Five-Year Objective: Eliminate lead-based paint hazards for 100 homes.

8. Neighborhood Revitalization Program

The LBHDC, in conjunction with the Los Angeles Community Design Center and the Long Beach Redevelopment Agency has identified several neighborhoods in North Long Beach that suffer from various social, economic and physical problems. The Grisham Neighborhood has been chosen for a comprehensive neighborhood revitalization effort. The neighborhood consists of 26 fourplex units which are in a state of disrepair. The project will consist of acquisition, and a combination of reconfiguration, rehabilitation and new construction. The plans call for reducing the density from 104 to 92 units, and creating an on-site child care center, open space play area, and a community room.

Five-Year Objective: Complete revitalization of the Grisham project, identify other distressed neighborhoods, and seek funding for their revitalization.

9. Historic Preservation Programs

Long Beach has twelve historic districts that contain examples of homes which have retained their original design integrity. Designation is based on an architectural survey and expressed commitment of owners to establish the accompanying historic district regulations. Regulations are intended to preserve existing housing, discourage demolition, and encourage the rehabilitation of older homes in a consistent and historic character. Overall, the net effect of historic preservation is to stabilize and protect historic housing, encourage rehabilitation of older neighborhoods, and improve quality of life. Historic preservation has also been implemented through adaptive reuse policies.

Five-Year Objective: Preserve and upgrade historic neighborhoods and structures offering a diversity of housing and fostering neighborhood pride.

10. Neighborhood Scorecard

Long Beach is one of four cities in the nation selected by the National City League to participate in a pilot program involving the community in government decision making. Grass roots participants in the program will be involved in establishing goals and milestones for a "neighborhood scorecard" which will use specific, measurable indicators to monitor the well-being of the community. Information gathered through this monitoring effort will be used to guide government policies and decisions regarding the future development of neighborhoods and the community at large. Work on this scorecard commenced in Summer 2000. When completed, the scorecard will be an important tool in monitoring success of City programs.

Five-Year Objective: Establish a permanent, neighborhood scorecard-monitoring program involving the community in guiding government actions.

11. Community Development Impact Teams

Linking affordable housing with other community development goals and resources is an important means of improving the quality of life in troubled neighborhoods. To facilitate these efforts, the Community Development Department has created a department wide initiative with the establishment of Community Development Impact Teams (CDIT). The goal of these impact teams is to deliver community development programs and services in a coordinated and comprehensive manner. CDIT provides for a concentration of community development programs and funding to be delivered simultaneously to foster the economic recovery or preservation of a targeted business district or neighborhood. This approach was used in Cherry-Temple NIS and for projects like Renaissance Walk.

Five-Year Objective: Continue to implement the CDIT process and encourage projects linking housing with community development goals and resources.

HOUSING PRODUCTION PROGRAMS

Long Beach implements various programs to encourage a diversity of housing types. Part of this diversity is addressed through the Regional Housing Needs Assessment (RHNA), which encourages the construction of housing for all economic segments in the community. Housing diversity is important to ensure that all households, regardless of age, income level, and family type, have the opportunity to find housing suited to their lifestyle. The following programs support housing production.

12. Affordable Housing Development Assistance

The LBHDC provides assistance to for-profit and non-profit housing developers for the construction or rehabilitation of affordable rental and for-sale ownership housing. LBHDC assistance usually takes the form of low-interest loans and all assisted units must be deed-restricted for occupancy by low- and moderate-income households. The LBHDC seeks out other sources of funding, including HOME, CDBG, State, Federal, and City of Industry funds. In many cases, the LBHDC assists other non-profits to provide affordable housing for special needs groups, such as the mentally ill and persons with disabilities, and very low-income households through assistance to Habitat for Humanity. Priority in funding is granted to projects with special needs.

Five-Year Objective: Continue to seek out opportunities to partner with other developers of affordable housing and new sources of funding for this program.

13. Adequate Sites

The City of Long Beach has identified sufficient residential sites, zoned at the appropriate densities, to accommodate the housing production and affordability targets of the RHNA. In keeping with the goals set forth in the 2010 Strategic Plan and Land Use Element of the General Plan, new high-density residential development is to be focused in key locations, allowing for the preservation of existing and stable neighborhoods. Appropriate and feasible housing densities are allowed, with appropriate development standards and design guidelines, along transit corridors, in the downtown area, and in close proximity to major employment and activity centers. Specific sites for future development and their carrying capacity are discussed in Chapter IV Housing Resources.

Five-Year Objective: Provide for sufficient sites to accommodate housing that is affordable to 411 very-low-income households, 251 low-income households, 296 moderate-income households, and 506 upper-income households.

14. Adaptive Reuse

Long Beach encourages the retention of sound buildings for the provision of living units when and if traditionally non-residential structures are adaptable for residences. The City has facilitated reconfiguration of hotels, commercial and institutional structures to accommodate senior-citizen units, and live/work lofts for artists and home business. Examples include the Breakers Hotel (senior housing), Lafayette Hotel (condominiums), and Kress Building (condominiums). Planned re-use of other historic structures include: Walker Department Store, York Rite Masonic Temple, Long Beach Professional Building, and the Skating Palace. Saving historic structures and recycling them for residential use allows creative developers to offer residential products to the community.

Five-Year Objective: Continue and enhance efforts to support creative adaptive reuse scenarios and consider expanding provisions to appropriate areas.

15. Design Review

While the City's residential development standards are effective at ensuring compatibility among various land uses, the City lacks design guidelines to regulate the overall quality and character of housing throughout the community. Moreover, the Planning and Building Department does not have an architect to review housing plans and provide design input. In contrast, the LBHDC and the RDA have adopted specific housing and other design guidelines and have access to professional architectural services, which has resulted in high-quality housing. With the adoption of the 2010 Strategic Plan, the City will make a renewed commitment to the preservation and livability of neighborhoods. Methods to enhance building and landscape design are integral to this effort.

Five-Year Objective: Evaluate adoption of citywide housing design guidelines and retention of architectural services to enhance the design review process.

16. Downtown Redevelopment

Long Beach's downtown has long been a major focus of redevelopment efforts. Located adjacent to the shoreline, and surrounded by the CBD and high-density residential uses, the downtown is the core of the community. Redevelopment areas have been designated to revitalize the retail and office center. The development standards for the downtown encourage higher density infill housing. Now that a critical mass of retail, commercial and infrastructure improvements is underway, the demand for housing is emerging. Several large-scale projects are currently in the planning stage and will provide substantial housing opportunities in the upcoming few years. The City will use development agreements to achieve a mix of affordability levels in these and other largescale projects.

Five-Year Objective: Continue to support revitalization efforts to facilitate establishment of a healthy urban residential community in the downtown.

17. Housing for Technology Workforce

Over the 1990s Long Beach experienced an economic transformation whereby the restructuring of the defense-related industry, in particular aerospace, resulted in the loss of one third of all manufacturing jobs in the community. The City's historical focus on durable manufacturing is transitioning to more of an emphasis on information and technology products. California State University at Long Beach is developing a 20-acre technology park to attract light manufacturing, research and development and other similar uses. Additionally, 230 acres of Boeing Corporation property are anticipated to become available in the near future, enhancing the City's opportunity to become the technology center of Southern California. As set forth in the Strategic Plan, housing opportunities are needed to accommodate this emerging workforce.

Five Year Objective: Planning staff will work with the Redevelopment and Economic Development Bureaus of the Community Development Department to ensure that housing is available and suitable to attract and accommodate the labor force needed to support technology industries.

18. Site Inventory Analysis

Although Long Beach is a highly urbanized community with limited vacant residential land there is a significant potential for adaptive reuse of structures, infill development and targeted recycling of sites to housing. As demonstrated in the downtown, the City has successfully promoted the adaptive reuse of commercial, hotel and institutional structures to provide a variety of housing that is suitable for persons of all economic strata. Furthermore, with the recovery of the housing market, property values in the community have been rising, making them more attractive for housing development, in particular recycling. While adequate zoning controls are in place to preserve and further the character and scale of neighborhoods, focused recycling can be an effective tool to provide new upgraded housing that enhances neighborhoods and provides housing for the emerging workforce.

Five Year Objective: Undertake an inventory of underutilized sites appropriate for adaptive reuse, infill, or recycling activities and conduct market and community studies to determine the feasibility of such actions.

19. Condominium Conversion with Home Ownership Assistance

During the 1980s, the proliferation of 8-10 unit apartment buildings was one of the most controversial issues in Long Beach that led to neighborhood deterioration. During the mid-1980s, in an attempt to jump start housing construction, the Zoning Code was revised to allow 8-10 apartment units on single lots, often without adequate parking and open space. The net effect was to destabilize single-family neighborhoods. Over 500 single-family homes were demolished before the City Council down zoned these areas. The City is implementing a demonstration project to convert an eight-unit apartment into four two-story condominiums, with public assistance of \$350,000-\$400,000. Homeownership assistance is provided if eligible tenants desire to purchase their unit.

Five-Year Objective: Complete the demonstration project and evaluate the feasibility of expanding similar projects citywide, combined with homeownership assistance.

20. General Plan Land Use Element Update

The identification of adequate sites is necessary to encourage the production of housing that is suitable and affordable to all economic and special needs groups. The City's Housing Element identifies sufficient sites, zoned at the appropriate density and with adequate development standards and public services, to accommodate the City's RHNA. However, in keeping with the direction of the 2010 Strategic Plan, future residential growth is to be concentrated along transit corridors, in downtown, and in proximity to major employment, transit and activity centers. The 1989 Land Use Element policies, although reflective of the Strategic Plan, need to be updated to maintain consistency.

Five-Year Objective: Perform update of the General Plan Land Use and Transportation Element.

21. Commercial Impact/Linkage Fee Program

There is a clear relationship between new employment within a given area and the associated demand for housing. Some jobs will be service occupations that earn more modest income, while other occupations will be higher-paying. If the demand for new housing exceeds the supply housing, housing costs will increase accordingly —having its greatest impact upon low- and moderate-income households. Suitable housing will also need to be available in order to attract desired industries. An impact fee program can provide funding to address the demand for affordable housing generated by commercial and office development. Funds received are deposited in a Housing Trust fund.

Five Year Objective: Evaluate establishing a commercial impact/linkage fee for non-residential development to fund housing services.

HOMEOWNERSHIP PROGRAMS

Long Beach implements several programs to increase homeownership opportunities to very low-, low- and moderate-income households. Programs pursued include both public and private efforts. These programs are designed to implement the Strategic Plan objectives of increasing homeownership in Long Beach. Following are the programs and objectives to be undertaken during the 2000-2005 planning period.

22. Homeownership Zone

Long Beach faced particularly troubled times during the early 1990s. The housing market crash was followed by the 1993 civil disturbance, closure of the Long Beach Naval Station, the Hospital, and Naval Shipyard. In 1998, the federal government awarded \$1.9 million to implement a Homeownership Zone Plan to help revitalize the City's economy. The Plan provides housing, transportation, economic, and beautification efforts along Long Beach and Atlantic Boulevards. A total of 381 homes are slated for the Wrigley neighborhood and American Marketplace, including 49 single-family homes, 282 town homes with 3 or more bedrooms, and the conversion of 50 single-family rentals to ownership units. Renaissance Walk will provide 40 high quality single-family homes affordable to low- and moderate-income persons and a child care center for 65 children.

Five-Year Objective: Implement the Homeownership Zone plans for 381 new homes in the Wrigley and American Marketplace neighborhoods.

23. Long Beach Housing Development Company Programs

The City of Long Beach offers a number of homeownership assistance programs for first-time homebuyers. To qualify for these programs, the buyer must meet certain household income and purchase price limitations. Programs offered are as follows:

Down Payment Assistance. The Down Payment Assistance program offers first-time lower-income purchasers conditional grants of up to \$5,000 that can be used for up to 40% of the down payment and non-recurring closing costs on a home purchase. This money need not be repaid if the owner continues to live in the home for at least 10 years, or resells it to another lower-income buyer. Qualifying persons for down payment assistance must live or work in Long Beach.

Second Mortgage Assistance. The 2nd Mortgage Assistance program is also aimed at assisting first-time homebuyers. Under this program, loans of up to \$25,000 are provided as a second trust deed to people who otherwise qualify for a loan from a first mortgage lender. The "silent second" reduces the amount that must be borrowed for the "first" mortgage, reduces the required monthly payments, and therefore makes it easier to qualify for a home loan.

Five-Year Objective: Assist 1,427 lower-income first-time homebuyers.

24. Other Homebuyer Assistance Programs

Several homeownership programs are also available through private lenders, lender consortiums, joint power authorities, and the federal government. These programs help the City to achieve the homeownership goals set forth in the 2010 Strategic Plan. Programs currently used or that could be used in Long Beach are as follows:

a) Mortgage Credit Certificate (MCC): The MCC Program is administered by the Community Development Commission of Los Angeles County and is used to leverage homeownership assistance. A Mortgage Credit Certificate is issued to an income qualified first-time homebuyer authorizing the household to take a federal income tax credit of up to 20% of the annual mortgage interest paid. Since the mortgage payments repay the bonds, no City guarantee is required.

b) Fresh-Rate Program: The City of Long Beach currently participates in the Fresh-Rate Program through the Independent Cities Lease Financing Authority/ Independent Cities Association (ICLFA/ICA). This program provides a 4 percent down payment and closing cost assistance for home purchases. The program is financed by the ICLFA/ICA and is limited to residents earning incomes up to 120 percent of the County or State median income, whichever is greater.

c) Homebuyer Seminars: The City supports the provision of homebuyer seminars. The LBHDC hosts weekend homebuyer seminars to educate the community about first-time homebuyer opportunities. The LBHDC also contracts with the Los Angeles Neighborhood Housing Services, a nonprofit housing corporation, to conduct a series of 12 eight-hour seminars for prospective homebuyers in Long Beach. Topics include home financing, maintenance, specific loans programs, and other services.

d) Public Safety Officer Programs: Home ownership assistance is provided to the City's sworn police officers and fire fighters in Long Beach. Down payment and closing cost assistance of up to \$10,000 is provided, without repayment if the borrower occupies the home for ten or more years. The LBHDC also publicizes a homeownership program that allows sworn law enforcement officers to purchase a HUD home in certain revitalization zones at a 50% discount.

e) Lease-Purchase (New): The Lease-Purchase program is operated by the California Cities Home Ownership Authority and would be a new initiative for Long Beach. The Lease-to-Own Program provides a 38-month lease for a home selected by the qualified person. CCHOA pays 3% down and closing costs not to exceed 4% of the sales price, while the individual pays 1% of the sales price plus first month's lease. After 38 months, the individual has the option of purchasing the home.

Five-Year Objective: Continue participation in homeownership programs and advertise program availability. Pursue participation in lease-purchase program to further expand homeownership options.

Special Need Populations

Long Beach has a history of providing housing and supportive services for its special needs populations. Special needs populations include the homeless, persons with disabilities, students, single parents with children, large families, and numerous other groups that have greater difficulty in securing affordable and adequate housing. The following programs are designed to implement the Strategic Plan objectives of addressing special housing needs during the 2000-2005 planning period.

25. Homeless Program

The Long Beach Department of Health and Human Services has established a Continuum of Care (CoC) program to address the needs of homeless people. The CoC's primary objective is to assist homeless individuals and families to exit the streets, become stable, and achieve self-sufficiency to the maximum extent possible. The CoC consists of five components: 1) outreach and assessment; (2) emergency shelter; (3) supportive services; (4) transitional housing; and (5) permanent housing.

Currently, the City provides 238 beds of emergency housing. However, significant unmet need remains. To address unmet need, the Los Angeles Homeless Services Authority has earmarked a significant level of funding for a year-round emergency shelter for the homeless population. The location of the shelter is proposed in the Gateway Subregion, which is comprised of 27 cities within southeast Los Angeles County that also includes the greater Long Beach metropolitan area. Long Beach intends to support additional efforts for a year-round emergency shelter.

Currently, nonprofit agencies provide approximately 74 beds of transitional housing. To address the unmet need in the community, the City is one of the first communities to transfer surplus naval property to homeless providers. Through the 1994 Naval Reuse Process, the Los Angeles Veterans Initiative was granted 26 acres to develop a planned community, called the Villages at Cabrillo. The Initiative is proposing 176 units of transitional housing for 448 homeless persons, including unaccompanied youth, veterans and elderly, victims of domestic violence, individuals and families.

With respect to permanent supportive housing, the City of Long Beach currently permits the siting of supportive housing facilities throughout the community. Long Beach is home to approximately 100 facilities providing housing for over 3,500 persons in licensed community care facilities. Additional facilities provide temporary housing and supportive services for persons recovering from substance abuse, domestic violence, and other situations which leave them temporarily homeless.

Five-Year Objective: Support construction of the Villages at Cabrillo and a year-round emergency shelter for the homeless in the Gateway subregion.

26. Sites for Special Needs Housing

Long Beach has a substantial special needs population within the community. Pursuant to requirements of State law, the City of Long Beach allows for the siting of facilities designed to accommodate special needs groups, such as the homeless, disabled persons, single parents with children, large households, college students, seniors, and persons with substance problems, among others. The Long Beach Zoning Code permits emergency shelters and transitional housing, dormitories, and sororities/fraternities, licensed community care facilities, single room occupancy, affordable senior housing, as well as other standard housing opportunities. In this manner, the City facilitates the provision of housing for persons in all walks of life.

Five-Year Objective: Continue to provide sites for special needs housing.

27. Density Bonus Program

Long Beach implements a three-tiered density bonus program. The first tier is modeled after State law allowing developers who meet set-aside requirements to receive a 25% increase in density above that permitted in the underlying zone. The second tier allows a 100% density bonus for constructing market-rent housing for seniors and disabled persons. The third tier is a 200% density bonus for constructing housing that is set-aside as affordable to low-income seniors or disabled persons. Thus the City's density program facilitates development of special needs housing.

Five-Year Objective: Continue to implement density bonus program and advertise program availability.

28. Service-Enriched Housing

Service-enriched housing goes beyond providing just the physical shelter of a home. Service-enriched housing involves providing awareness of and access to social services and community resources that individuals and families often need. Resources may include affordable childcare, after-school educational and recreational programs, health programs, job-training, financial and legal counseling. The goal is to improve residents' quality of life which, in turn, helps promote strong and cohesive neighborhoods. Through the LBHDC, the City provides for service-enriched housing for chronically mentally ill, the homeless, disabled persons, seniors, large families, single parents with children, and persons with substance abuse problems. The LBHDC gives funding priority to affordable housing projects which have a strong service-enriched component.

Five-Year Objective: Continue to support and provide funding priority for service-enriched housing.

29. Family Self Sufficiency

The Family Self-Sufficiency Program is designed to assist Section 8 and Public Housing participants in identifying and breaking down barriers that keep them from securing and maintaining employment that will eventually lead to self-sufficiency. The basic goal of the program is to break down these barriers, provide opportunities that allow the participants to gain education and supportive services necessary to secure and maintain employment, and eventually transfer them off welfare services. During the program, the Housing Authority provides rent subsidies, and also administers an escrow savings account for extra income earned by the participant. Currently, approximately 865 participants are in the Family Self-Sufficiency program.

Five-Year Objective: Continue implementation of the Family Self-Sufficiency Program for a period of no less than five years.

30. HOPWA Tenant-Based Assistance

The Housing Authority operates the HOPWA Tenant-Based Rental Assistance Program which provides rental assistance to disabled residents who have been diagnosed HIV+. This program maintains HIV+ people in stable housing and thereby reduces the health risks and prevents homelessness. Through case management linkages, program participants also receive referrals to available social services. Several local social welfare organizations assist the City in program implementation. The program operates similar to the Section 8 housing voucher program, whereby the tenant's share of rent is based on 30% of household income. After one year, the tenant is absorbed into the Section 8 Rental Assistance Program and receives assistance as long as the tenant is eligible.

Five-Year Objective: Continue program implementation for 260 clients.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

Governmental constraints can discourage the development, maintenance, and improvement of housing if local regulations significantly increase development costs. The City implements several programs to ensure that governmental regulations are not burdensome. The following are designed to mitigate potential constraints on residential development and facilitate development of a variety of housing.

31. Development Services Center

The City of Long Beach will continue operation of its Development Services Center and upgrading of its computerized permit-tracking system to facilitate the timely processing of building permits. The Development Services Center is the one-stop processing counter for building permit-related activities in Long Beach, concentrating functions as diverse as business licensing, planning, and building together. This Center has been established to implement the Permit Streamlining Act. To further encourage timely processing of building and planning permits, applicants can apply online via Web access. Staffing will continue to be supplemented by contract plan check consultants when projects begin to fall behind the time line objectives.

Five-Year Objective: Continue operation and upgrading of the Development Services Center to ensure timely processing of building-related permits.

32. E-Government

Under leadership of the City Manager's Office, the City has embarked upon an E-Government Strategic Plan. E-Government stands for the use of electronics or digital communications systems in government applications. The purpose of the program is to improve internal and external business operating processes and service delivery systems to better serve the community. With the advent of new technology, particularly the Internet, government has a tremendous opportunity to revolutionize the way constituents are served. The City already offers 'static' information on-line and limited on-line permitting services. However, the E-Government Strategic Plan will outline new services, service enhancements, and other opportunities to improve how the City serves and interacts with the community.

Five-Year Objective: Adopt and implement an E-Government Strategic Plan to facilitate and guide service delivery and community communications.

33. Development Incentives

Long Beach offers other ways to reduce governmental constraints that increase the cost of housing development. In Long Beach, some of these constraints include government regulations regarding residential development standards, fees or exactions paid for new residential development, or simply the cost of vacant land. Several programs designed to mitigate these constraints are as follows:

a) **Planned Development District.** The LBMC allows flexible development plans to be prepared for areas which may benefit from the formal recognition of unique or special land use and the definition of special design policies and standards not otherwise possible under conventional zoning regulations. PD Districts are designed to permit a compatible mix of land uses, allowing for planned commercial areas and business parks, and encouraging a variety of housing styles and densities.

b) **Fee Waivers and Financial Incentives.** Pursuant to the LBMC Chapters 18.17 and 18.18, qualified affordable housing units are exempt from payment of the Parks and Recreation fee and the Transportation Improvement fees. Taken together, these fees add over \$3,000 to the per unit cost of development. Additional financial incentives may also be available pursuant to construction of a density bonus project as outlined in the City's affordable housing ordinance (Chapter 21.63 of the LBMC).

c) **Modified Standards.** The Planning Commission may reduce parking standards for residential projects for lower-income seniors and handicapped residents or allow tandem parking. Other standards may be relaxed under the density bonus programs if a developer demonstrates that the project is still not financially feasible after the density bonus is provided. Finally, the City allows for a standards variance for lots with unique physical conditions that make permissible development infeasible.

d) **Reasonable Accommodation.** The City has adopted an ordinance allowing people with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The ordinance provides a process whereby persons with disabilities can make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices, or procedures of the City.

e) **Standards Variance.** The City has adopted a procedure for developers to request a standards variance for lots with unique physical conditions – unusual shape, difficult topography, poorly placed structures, or unbuildable areas, which make it difficult, if not impossible, to comply strictly with the standards in the Zoning Code. In order to ensure that strict compliance does not cause an unnecessary hardship nor deny substantial property rights, the City permits a standards variance.

Five-Year Objective: Continue to offer regulatory incentives for affordable and accessible housing.

PRESERVATION OF AFFORDABLE HOUSING

The City has a sizable stock of existing housing that is affordable to persons of low-income as well as special needs groups. This includes multi-family units receiving project-based government assistance, public housing, single room occupancy buildings Section 8 certificates, and various other subsidy programs. The preservation of these and other affordable units is an important goal for Long Beach.

34. Preservation of At-Risk Units

Long Beach has 32 rental complexes that receive government assistance in return for providing housing that is affordable to low-income households. Of this total, half of the projects may lose their affordability controls by 2010 due to the expiration of use restrictions or uncertainty of the Section 8 program. Nine of the 16 at-risk projects are owned by nonprofits and are therefore unlikely to convert to market-rate. According to the California Housing Partnership, two projects totaling 416 units are at high risk of conversion. Options to preserve affordability of these units are as follows:

- 1) transfer of ownership to capable nonprofit organizations
- 2) provision of rental assistance to tenants using other funding sources
- 3) development of new assisted multi-family housing
- 4) provide incentives to encourage continued affordability

Five-Year Objective: Work with property owners to develop a strategy to maintain affordability controls on government-assisted units.

35. Section 8 Rental Assistance

The Section 8 Rental Assistance program provides rent subsidies to very low-income households. Under this program, prospective renters secure private housing where the owner will accept the voucher. The tenant pays 30% of his or her income toward the rent; HUD pays the difference up to a Payment Standard (e.g., negotiated rent). Rents that are charged above the HUD payment standard are paid by the tenant. New HUD regulations require that 75% of new leases be made to households earning less than 30% of the MFI, and that an assisted family can pay no more than 40% of their income for rent. This standard is quickly exceeded in an inflated market—resulting in a limited stock of rentals within the Section 8 rent threshold. As a result of the housing market, it is important for property owners to continue to register their units as well as maintain the payment standard at a competitive rate.

Five-Year Objective: Encourage property owners to register units for Section 8 and seek to raise the payment standard to expand the stock of eligible rentals.

36. Replacement Housing Provisions

Long Beach has several programs to ensure the preservation of affordable housing units that are proposed to be converted to other residential uses. These include affordable housing lost in the Coastal Zone and the conversion of mobile homes to other uses. The programs are briefly described below.

- a) **Mobile Home Zone.** The City's mobile home park ordinance ensures that residents are not displaced without adequate provision for replacement housing. Specifically, the Planning Commission can require the developer to mitigate any adverse impact on displaced residents (e.g., relocation costs, purchase of the mobile home, etc.) and the Commission has authority to rezone other sites.
- b) **Coastal Zone Provisions.** State law prohibits demolition of units affordable to lower- and moderate-households in the Coastal Zone. The two exceptions are as follows: (1) the unit presents a health/safety hazard and cannot be rehabilitated, or (2) an equal or greater number of units for people of low- to moderate-income are built in the Coastal Zone to replace demolished units.
- c) **Relocation Ordinance.** Chapter 21.60 of the LBMC pertaining to relocation assistance is designed to ensure that very low or low-income residents are not displaced from housing due to demolition, condominium conversion, or code enforcement rehabilitation without both proper notice and monetary assistance. This program is administered by the City's Housing Authority.

Five-Year Objective: Continue implementation of replacement ordinances.

PROMOTING FAIR AND EQUAL HOUSING OPPORTUNITY

In order to make adequate provision for the housing needs of all economic segments of the community, the City of Long Beach desires to promote fair and equal housing opportunities for all persons regardless of race, religion, gender, family type, marital status, ancestry, national origin, color, sexual orientation, age or disability.

37. Fair Housing Program

Long Beach contracts with the Fair Housing Foundation (FHF), a private, nonprofit, nonpartisan agency to promote enforcement of fair housing laws. FHF encourages open housing opportunities through education, enforcement activities, counseling services, and outreach programs. FHF takes a proactive stance on random audit testing in underserved areas and employs a full-time bilingual counselor. FHF provides counsel and mediation for landlords, tenants, and homeseekers, educates tenants, landlords, owners, realtors and property management companies on fair housing laws, promotes media and consumer interest, and secures grass roots involvement with the community.

Five-Year Objective: Continue participation in fair housing programs, fund fair housing services, and provide tenant-landlord counseling services.

Chart 51: Housing Program Implementation Table

Housing Program	Program Objective	Program Action	Funding Source	Responsible Agency	Time-Frame
Housing and Neighborhood Conservation					
1. Rehabilitation Programs	Improve homes through repair & maintenance	Assist 1,935 low-income owner households & 1,256 renters	CDBG, HOME	Housing Rehabilitation Division, Neighborhood Services	2000-2005
2. Acquisition & Rehabilitation Program	Improve dilapidated homes & neighborhoods	Assist 32 owner-ship units, 419 rental units, and complete the Grisham project	Redevelopment Set-Aside	LBHDC	2000-2005
3. Mobile home Rehabilitation Program	Rehabilitate mobile homes	Assist mobile home occupants & study long-term strategy for park preservation	CDBG	Housing Rehabilitation Division	Ongoing
4. Neighborhood Resource Center	Provide tools needed to increase involvement in the community	Continue to support implementation of the program	CDBG	Planning Bureau	2000-2005
5. Code Enforcement	Ensure the ongoing maintenance & improvement of the housing stock	Provide code enforcement services to benefit households	CDBG, General Fund	Code Enforcement Division	Ongoing
6. Multi-family Housing Inspection Program	Ensure that multi-family housing units are clean & well-maintained	Inspect multi-family properties & correct code violations	Annual Inspection Tax	Department of Health & Human Services	Ongoing
7. Lead-Based Paint Hazards	Remove LBP-hazards within rehabilitated homes	Eliminate lead-based paint hazards for 100 homes	CDBG	Dept. Health & Human Services	2000-2005
8. Neighborhood Revitalization	Comprehensive revitalization of distressed neighborhoods	Revitalize the Grisham project and seek funding for additional projects.	Redevelopment Set-Aside	LBHDC	2002
9. Historic Preservation Programs	Preserve and upgrade historic neighborhoods	Preserve/upgrade neighborhoods & support adaptive reuse of buildings	General Fund	Community & Environmental Planning Division	Ongoing
10. Neighborhood Score Card	Improve accountability and responsiveness to community need.	Establish a permanent neighborhood scorecard monitoring program	General Fund	Planning Bureau	2001
11. Community Development Impact Team	Link affordable housing and community development goal.	Continue to implement program	Various	Planning and Building Department	Ongoing

Chart 51: Housing Program Implementation Table

Housing Program	Program Objective	Program Action	Funding Source	Responsible Agency	Time-Frame
Housing Production					
12. Affordable Housing Assistance	Provide assistance in support of affordable housing	Provide assistance to for-profit and non-profit affordable housing developers	CDBG; HOME, State	LBHDC	2000-2005
13. Adequate Sites	Identify adequate sites through zoning to accommodate the RHNA	Provide for sufficient sites to accommodate the RHNA	General Fund	Planning Bureau	2000-2005
14. Adaptive Reuse Strategies	Facilitate conversion of commercial & industrial buildings to residential use	Explore means to implement adaptive reuse policies	General Fund	Planning and Building Department, RDA, LBHDC	Ongoing
15. Design Review	Ensure quality of multi-family developments	Evaluate adoption of citywide design criteria and retention of design architect	General Fund	Planning Bureau	By 2002
16. Downtown Redevelopment	Revitalize downtown & increase housing opportunities	Support City efforts to revitalize the entire Downtown	Redevelopment Set-Aside	Redevelopment Bureau	Ongoing
17. Housing for Technology Workforce	Provide housing for all economic segments of the population	Ensure housing is suitable to attract and accommodate the labor force to support technology industries.	General Fund	Planning, Redevelopment and Economic Development Bureau	Ongoing
18. Site Inventory Analysis	Identify sufficient sites for housing at appropriate locations.	Inventory under-utilized sites for housing and conduct market & community studies to determine feasibility of actions	General Fund	Planning Bureau	2003
19. Condo Conversion with Homeownership Assistance	Convert 8-10 unit apartments into condominiums with larger units	Complete demonstration project & evaluate feasibility of expansion	Home	Community Development Department	2001
20. General Plan Land Use Element Update	Encourage housing production at strategic locations to accommodate increased density	Update Land Use and Transportation Element	General Fund	Planning Bureau	2002
21. Commercial Impact Fee	Develop funding source for housing resulting from future job growth	Evaluate establishing a commercial impact/linkage fee	General Fund	Planning Bureau	2002

Chart 51: Housing Program Implementation Table

Housing Program	Program Objective	Program Action	Funding Source	Responsible Agency	Time-Frame
Homeownership Opportunities					
22. Home-ownership Zone	Expand home-ownership opportunities	Implement Home-ownership Zone for Wrigley & American Marketplace-creating 381 homes	HUD Grants	Housing Services Bureau	2003
23. LBHDC Homeownership Programs	Expand homeownership opportunities to lower-income households	Assist 1,427 lower-income first time homebuyers	HOME; RDA	Housing Services Bureau	2000-2005
24. City sponsored Homeownership Assistance	Expand home-ownership opportunities	Continue participation and advertise availability. Pursue participation in lease-own programs	ICLFA/ICA, CCHOA,	Housing Services Bureau	2000-2005
Special Needs Populations					
25. Homeless Services	Provide assistance to the homeless	Support additional transitional housing & emergency shelter	ESG, CDBG, Shelter Plus Care,	Department of Health & Human Services	2001
26. Special Needs Sites	Provide adequate sites for special needs housing throughout the City	Continue program implementation	Home	Community Development Departments	Ongoing
27. Density Bonus Program	Encourage development of affordable housing for seniors & disabled persons	Continue to offer the density bonus program & advertise its availability	General Fund	Planning and Housing Services Bureau	Ongoing
28. Service-Enriched Housing	Provide housing to special needs persons	Support the financing & development of service-enriched housing	RDA; HOME	Housing Services Bureau, LBHDC	Ongoing
29. Family Self Sufficiency Program	Help lower-income persons and families become more self-sufficient	Continue program implementation for at least five years	CDBG	Housing Authority	Ongoing
30. HOPWA Program	Provide rental assistance to persons with HIV/AIDS	Continue program implementation for 260 clients	Section 8	Housing Authority	Ongoing

Chart 51: Housing Program Implementation Table

Housing Program	Program Objective	Program Action	Funding Source	Responsible Agency	Time-Frame
Removal of Governmental Constraints					
31. Development Services Center	Provide timely and coordinated processing of permits	Continue operation of Development Services Center	General Fund	Planning & Building Department	Ongoing
32. E-Government	Maximize use of electronic and digital communications	Adopt E-Government Strategic Plan to facilitate government service	General Fund	City Manager's Office	2001
33. Other Incentives	Facilitate affordable housing development	Continue to offer other financial/regulatory incentives	RDA Set-Aside, CDBG, other	Housing, Redevelopment, and Planning	Ongoing
Preservation of Affordable Housing					
34. Preservation of At-Risk Units	Preserve the existing affordable housing stock	Work with property owners to maintain affordability controls on assisted units	RDA Set-Aside, HOME, Section 8,	Housing Services and Housing Authority	Ongoing
35. Section 8 Rental Assistance	Assist very low-income renter households	Encourage property owners to register units and seek to raise the FMR.	HUD	Housing Authority	Ongoing
36. Replacement Housing Provisions	Preserve the existing affordable housing stock	Regulate conversion of mobile homes and units in the Coastal Zone	General Fund	Planning and Building Community Dev.Dpt.	Ongoing
Promoting Equal Housing Opportunity					
37. Fair Housing Program	Promote the enforcement of fair housing laws	Continue to participate in fair housing programs and fund services	CDBG	Neighborhood Service Bureau	2000-2005

Quantified Objectives			
	<u>Planning</u>	<u>Rehabilitation</u>	<u>Preservation</u>
Very Low Income	411	*	*
Lower Income	251	3,191	1,894
Moderate Income	296	-0-	-0-
Upper Income	506	-0-	-0-

* Portion of which are for very low income.



City of Long Beach
Housing Element



APPENDIX A - GLOSSARY OF TERMS

Glossary of Terms

Acre: a unit of land measure equal to 43,560 square feet.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit.

Affordable Housing: Is defined by State and federal statutes as housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs. The term "affordable housing" is used in a broad sense to reflect housing that is affordable to all economic strata -- low, moderate, and upper income households.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census : The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family: A one-family dwelling. The dwelling can be attached to one or more other one-family dwellings by a common vertical wall. The dwelling can also be detached, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Entitlement City: A city, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME and ESG.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and other HUD programs and are published annually by HUD.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home.

Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area on a lot of 5,000 square feet in area has a floor area ratio of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy housing, where 10 or more unrelated individuals are housed.

HCD: The State Department of Housing and Community Development.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter.

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as and family living in a house is considered a household. Household does not include persons living in dormitories, prisons, convalescent homes, or other group quarters. Pursuant to HUD definition, a household can be defined as

Small – consisting of two to four non-elderly persons

Large – consisting of 5 or more members.

Elderly –one- or two- member household in which the head or spouse is age 62 or older.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based on household size and income, relative to regional median income.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

HUD: See U. S. Department of Housing and Urban Development.

Income Category: Under state housing statutes, four categories are used to classify a household according to income based on the median income for the county. These categories are: Very Low (0-50% of County median); Low (51-80% of County median); Moderate (81-120% of County median); and Upper (over 120% of County median).

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, according to the U.S. Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Redevelopment Agency: California Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms to remedy blight and provide stimulus to eliminate deteriorated conditions. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households.

Regional Housing Needs Assessment (RHNA): The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30

percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Southern California Association of Governments (SCAG): The Southern California Association of Governments is a regional planning agency which encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment.

Special Needs Groups: Persons which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, femaleheaded households, farmworkers and the homeless. A jurisdiction may also include additional special needs groups that may be present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards contained in the State Housing Code (i.e. does not provide shelter, endangers the health, safety or well being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and for which the cost of rehabilitation is considered economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8 among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.



City of Long Beach
Housing Element



APPENDIX B - COMMUNITY PARTICIPATION

**Long Beach 2000-2005 Housing Element
Community Workshop
February 7, 2000 6:30 PM**

- 1990 Census undercounts seniors, large families, disabled. Need to contact service agencies to get more complete understanding of magnitude and character of need.

-Estimated 10% population undercount by census, particularly impacting count of lower income households.

- During 1986-92, many 8-plex "crackerbox" apartment buildings developed in single-family neighborhoods in Long Beach, negatively impacted neighborhoods. Resulted in downzoning, tightening of development standards to prevent from continuing.

-Several good sources of rental data for Long Beach: a) Housing Authority maintains quarterly rent survey, b)Apartment Association also conducts rent surveys.

-Significant growth in large family households. LBUSD shows increased school enrollment of 1,000 additional students.

-Densities in Downtown OK - such as Post Project. Additional rentals in Downtown could free up single-family rentals, take pressure off recycling/intensification in neighborhoods.

**Long Beach 2000-2005 Housing Element
Community Workshop
February 16, 2000 6:30 PM**

- Distinguish between "Group" vs. "Independent" housing that is specialized.
- Streamline building process "Governmental Constraint" for private and non-profit development.
- Under investment in infrastructure.
- Who pays for growth?
- Inclusionary zoning is important, consider the use of public assistance.
- Creative use/Mixed use in Downtown core.
- Housing age and associated rehabilitation needs.
- Need quality and improved development standards.
- City apartment taxes- a negative, translates into increased rents.
- Understanding of market and economics, key to developing housing policy for element.
- Tenant relocation of seniors, disabled, and low income (as needed for rehabilitation/ removal of older units), must be to areas that are accessible for special needs - close to transit, shopping within easy walking distance.

Community Workshop-Housing Programs April 26, 2000 7:00PM

1. Replacement of dilapidated single-family home with new single-family units (Merril Avenue) good program in past.
2. Need for Senior housing (single-story).
3. Crackerbox issue- resulted from removal single-family units/replacement with dense, poorly designed structures.
4. Need units in addition to minimum RHNA goal to address overcrowding.
5. Post Project won't address lower income needs will address negative perception of rental housing)
How to address overcrowded renters?
6. Multi-generational households-goal to form separate households over time.
Need to address Long Beach as entry point for immigrants.
7. Do not allow densification in already overcrowded areas. Some households add 2nd story-rent out to additional family, impacts overall neighborhood density.
8. Infrastructure improvement is key for residential and commercial areas.
9. Code enforcement is complaint driven, needs to be proactive. However once the situation is resolved, tenants must be held accountable for upkeep.
10. Condo conversion of crackerboxes requires significant government subsidy-market can not replicate conversion into owner units. Straight conversion of apartments to condos without changing unit count may however be supportable in market.
11. Need CC&R built into condominium conversion projects (especially own-your-own) so that if owner rents out unit, the building still has centralized property management.
12. Need permanent year-round shelter for homeless. LAHSA identified greater Long Beach area for shelter, and has initial start-up funds allocated-need to find site.
13. Section 8 inadequate-> 5,000 vouchers vs need for 20,000.
14. City needs Housing Design Guidelines and architect-consultant to ensure quality housing.
15. Many nonconforming secondary units-issues need to be resolved.
16. Need continued public funding for nonprofit and for profit developers.

**Long Beach 2000-2005 Housing Element
Community Workshop –Housing Programs
May 3, 2000**

1. Concern re: demolition of low income units - RHNA growth not adequate to address future replacement needs
2. Special needs allocations changed since 1990 Census
3. CDBG Funds - HUD requires 70 % for low income City spends 95%+ for low income
4. Rental inspection - 3 yr. backlog?
5. Need funding guaranteed for implementation of programs
6. Service - enriched housing -- Going beyond housing to provide range of supplemental services

Round Table Discussion

1.
 - Great need for Section 8
 - Five year waiting period
 - Lack of assistance ? Homeless
 - Difficulty finding housing/jobs
2.
 - Lead paint problem (Press-Telegram) need \$25 tax to pay for inspections
 - Special needs - homeless
 - Year round shelters
 - Cold weather program - stop harassing
 - SRO report - demand for 14,000 units
 - City declines annual Super NOFA application for HUD SRO funding
 - Zoning discrimination - special needs population
 - Long Beach Housing Development Co. - shift balance of Homeownership funding to rentals
 - Need longer affordable controls
 - Tapping into private resources (on-site affordable units needed & required)
3.
 - SSI population(\$700-\$1,000/mo) –no place to rent or own
 - Deep subsidy needed - \$150,000/unit
 - City needs to develop simple funding mechanism
 - Rethink creatively to use capital for projects

4. -20% - 35% MFI category –greatest need. Section 8 is only thing avail, yet overwhelming shortage
 - Need additional quality multi-family, code enforcement linkage
 - Significant need for housing for working, single mothers
 - More support for nonprofits, including operating costs, otherwise forced to chase developer fees
- 5.- Accessible units are scarce
 - Need funding (additional) to make units more accessible
 - Link longevity of tenure with qualifications subsidies for purchasing home
6. - Governmental Constraint - Zoning Ordinance. Need to review for compliance with Federal Fair Housing laws
 - CUP for group homes > 6 occupants constraint
Three program recommendations:
 - a. Need funding to retrofit housing so landlords can make accessible
 - b. Incentives for developing new accessible housing
 - c. Strengthen/ensure compliance with existing law
7. - Myth: Build housing & they will come. Lower income are already here!
 - 85% homeless grew up in Long Beach
 - Biases Housing Policy
8. - Need 25-year performance audit of funding, programs targeted, & success-
Section 504 compliance? Section 8 waiting list analysis = especially disabled
9. - Need to consider quality of life issues
 - No need to change zoning
 - Goal should be integration of all income levels, special needs groups
 - Distrust of City sponsored meeting
 - Don't build anything else until take care of what have, e.g infrastructure
10. - Problems with winter shelter in downtown (Armory) – Need acceptable location next year. Also expanded facility –had to turn people away.
 - Crucial need for SRO housing
 - Need year round shelter with comprehensive services –case management, supportive services, medical, childcare
11. - Too long of wait for Section 8
 - Need housing & education, not prisons –preventive
12. - 60 homeless 5+ year residents
 - CUP effectively discourages housing for low-income and special needs per
 - Need more flexible rules for reusing buildings- commercial & housing

- Permit issuance for service providers downtown – can't obtain permits
- NIMBY issues preclude siting
- Goal #1 & #2 misses the point - zoning targeted at making Long Beach into Manhattan Beach
- Must address population who are here not those who may come
- Change zoning to facilitate meeting Long Beach need
- City should subsidize housing, not commercial stores
- Long Beach is not Queensway Bay

13. Difficult to develop pilot projects which are well-managed. We want involvement, but not trashed areas

14. -Market rate interest effectively precludes housing investment

-Zoning rules destroy services for homeless

City's program for silent 2nd. Low income household who purchases house has no ability to improve housing - thus causes bootleg units & neighborhood overcrowding

-Need programs allowing for room additions

-Nonprofit should address economic obsolescence of smaller SF homes i.e. Santa Fe Springs program to acquire older single-family/replace with larger, more functional home for occupancy by lower income family

-Need program to require homeownership education

City of Long Beach 2000-2005 Housing Element Housing Needs Questionnaire

The City of Long Beach is now in the process of revising and updating its General Plan Housing Element. The Housing Element is a five-year planning document, which sets forth a comprehensive strategy for addressing the community's housing needs for all income levels. You can assist the City in evaluating its housing needs by completing the attached survey questionnaire. All survey responses will be kept confidential.

In addition to this survey, there will be many opportunities for Long Beach residents to give their input on the Housing Element. If you have questions or would like additional information, please contact Debra Baughman, Long Beach Planning Department, (562) 570-6111.

1. What kind of housing unit do you currently live in?

<u>70%</u>	Single-family home	<u>11%</u>	Apartment
<u>5%</u>	Duplex	<u>13%</u>	Condominium
<u><1</u>	All Others (Hotel, Motel, SRO, etc.)		

2. How many bedrooms does your housing unit have?

<u>11%</u>	One Bedroom	<u>35%</u>	Three Bedrooms
<u>40%</u>	Two-Bedrooms	<u>14%</u>	Four-Bedrooms

3. Including yourself, how many people live in your housing unit?

<u>26%</u>	One person	<u>17%</u>	Three-four persons
<u>47%</u>	Two persons	<u>10%</u>	Five persons

4. Do you own or rent the unit in which you live?

<u>83%</u>	Own	<u>14%</u>	Rent	<u>3%</u>	Other
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5. Approximately what percent of your gross monthly income is spent on housing (including rent/mortgage payment, utilities, homeowner fees, taxes/insurance).

<u>Cost Burden</u>	<u>Renters</u>	<u>Owners</u>
< 30%	47%	59%
30-49%	42%	28%
50% +	11%	13%

**City of Long Beach
2000-2005 Housing Element**

Housing Needs Questionnaire

6. How satisfied are you with your current residence? Your overall neighborhood?

<u>61%</u>	1. Very satisfied	<u>30%</u>	1. Very satisfied
<u>32%</u>	2. Somewhat satisfied	<u>48%</u>	2. Somewhat satisfied
<u>6%</u>	3. Somewhat dissatisfied	<u>18%</u>	3. Somewhat dissatisfied
<u>1%</u>	4. Very dissatisfied	<u>4%</u>	4. Very dissatisfied

Comments: The resident survey ranked satisfaction on an ordinal scale from 1 to 4. Differences were observed by tenure. For renters, their mean ranking was 1.7 for residence satisfaction; 2.1 for the neighborhood. For owners, the mean satisfaction rating was 1.4 for their residence; and 1.9 for their neighborhood. Issues of concern were parking, maintenance of surrounding homes, traffic, and crime.

7. Please indicate the level of importance of the following housing programs in Long Beach (1 = Not Important and 10 = Very Important)

- 7.7 Rehabilitation of single-family homes
- 6.8 Rehabilitation of apartment buildings
- 7.7 Residential code enforcement programs
- 5.6 Expanding supply of housing
- 5.8 New construction of affordable for-sale housing
- 5.2 New construction of affordable rental housing
- 5.1 Rental assistance (note: renters – 6.3; owners 3.2)
- 7.0 Homeownership assistance programs
- 8.0 Neighborhood revitalization programs (housing rehabilitation, property maintenance, beautification, traffic safety, etc.)
- 5.7 Residential/Commercial mixed use development in Downtown
- 5.7 Residential/Commercial mixed use development along commercial streets

8. What do you feel are the top three housing issues facing the City of Long Beach?

A large percentage of survey respondents indicated the following housing issues -- housing overcrowding (26%), too many crackerboxes (18%), code enforcement (18%), housing and neighborhood revitalization (14%), the need for commercial revitalization (12%), new housing construction (11%), and problems with absentee resident owners (10%).

9. Indicate the number of the community area where you reside.

